



AMERICAN FORK CITY COUNCIL
JULY 11, 2023
REGULAR SESSION AGENDA

Notice of Electronic Meeting

One or more City Council members may be physically absent from this meeting but may participate electronically.

The American Fork City Council will meet in a regular session on Tuesday, July 11, 2023, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Hunter; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.
3. City Administrator's Report
4. Council Reports
5. Mayor's Report

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the June 20, 2023, city council minutes.
2. Approval of the June 27, 2023, city council minutes.
3. Ratification of city payments (June 21, 2023, to July 4, 2023) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on a resolution approving a Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 South 860 East, from the Design Commercial designation to the Planned Community land use designation.
2. Review and action on an ordinance approving a Zone Change, known as Walton Lane Townhomes, located at 694 South 860 East, from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.
3. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation;

and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

- a. Review and action on approval of a Final Plat, known as Meadowbrook Phase 2 Final Plat, located at approximately 560 South 800 West, in the Transit Oriented Development zone.
 - b. Review and action on approval of an Amended Final Plat, known as Autumn Crest Phase 1 Plat “G”, located at 1046 East 1100 North, in the R1-9000 zone.
4. Review and action on an ordinance approving a Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code Section 17.6.112 (C)(k)(4), the Code Text Amendment creates an overlay map to identify areas that contain adverse topographic conditions for monopole placement.
5. Review and action on a resolution approving an interlocal cooperative agreement with Utah County for substance misuse prevention services and Communities that Care prevention model.
6. Adjournment.

Dated this 6th day of July 2023.

/s/Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 11, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a proposed Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, from the Design Commercial designation to the Planned Community land use designation.

SUMMARY RECOMMENDATION Planning Commission recommended approval.

BACKGROUND Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.

BUDGET IMPACT N/A

SUGGESTED MOTION

Move to approve the resolution for the proposed Land Use Map Amendment, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, with instructions to the City Recorder to withhold publication of the resolution subject to any conditions found in the public record of the June 21st, 2023, Planning Commission meeting.

Move to deny the proposed Land Use Map Amendment, located at 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation.

Move to table action for the proposed Land Use Map Amendment, located at 694 S 860 E, American Fork City, UT 84003, from the Design Commercial, to the Planned Community Land Use Designation, and instruct staff/developer to.....

SUPPORTING DOCUMENTS

(2023.05.04) Brighton Rezone Narrative (PDF)

(2023.05.04) Plat(1) (PDF)

Walton - 06.21.2023 UNAPPROVED PC Meeting Minutes (PDF)

Walton Lane Townhomes - LUMA - Resolution (DOCX)

Brighton Homes Zoning Application Narrative

4/19/2023

Overview

Applicant seeks to amend the City's Land Use Plan and to rezone from PI-1 to PC, a single 0.97-acre parcel located at 694 S 860 E, American Fork, UT.

Background

In late 2019 to early 2020, a large group of parcels was annexed to the city and zoned PC along with a city-approved masterplan known as Lake City Row (LCR). The LCR project contains 5 phases and is in its third phase of development presently. When the masterplan was considered, the City and the Developer (MDP Land) included five additional parcels within the boundary of the LCR masterplan, beyond the parcels that were the subject of the annexation. Three of the parcels, located on the south end of the project, belonged to Woodbury and have since been rezoned from PI-1 to PC and brought into the LCR project in order to support development of the Pando commercial building. A fourth parcel belonging to HADCO has since entered the city as a commercial development without a rezone to PC being necessary. The fifth and final parcel is the subject of this rezoning application. It is now a depreciated residence ready for redevelopment.

The subject parcel can be identified in the LCR masterplan as a small "Phase 5" parcel, north of Quality Drive on the western edge of LCR. The Land Use Legend on the approved LCR Masterplan for Phase 5 (encompassing this specific parcel) indicates the following:

Commercial (Phase 5): Anticipated Product Type: 2-5 Story Commercial + 3-4 Story Apartments (Apartments possible if unused density remains from 2,500-unit project cap).

The notes indicate further: Subject to adjustment by the Developer and the City.

Formal Request

The Developer (MDP Land) supports the applicant (Brighton Homes) in this application to amend the Land Use Plan and rezone the parcel to PC. Applicant requests, and Developer supports, allocating 21 units from its 181 remaining allocation in the adjacent Phase 3. The current sold and remaining allocation of units in the LCR Masterplan, prior to this application, is as follows:

| Phase | Master Plan Allocation | Sold Portion of Allocation | Remaining Allocation |
|------------------------|------------------------|----------------------------|----------------------|
| Phase 1 (Commercial) | 0 | 0 | 0 |
| Phase 2 | 840 | -840 | 0 |
| Phase 3 | 1100 | -919 | 181 |
| Phase 4 (Future) | 310 | 0 | 310 |
| Phase 5 (Comm or Apts) | 0 | 0 | 0 |
| Totals | 2250 | -1759 | 491 |

The Developer believes that the LCR Masterplan would not require any updating as its adopted boundary already encompasses the subject property, its language already indicates an anticipated use of

“3-4 Story Apartments” and indicates the desire to employ unused density from the master allocation to support this, if such is available.

Should a rezone to PC and allocation of 21 units from LCR be approved by council and commission, the parcel would be redeveloped as a seamless extension of the Walton Townhome project, currently under construction on the parcel adjacent to the west of the subject parcel. ***The project would follow the standard city parking ratio and would not seek reduced parking authorization.***

As it is, the subject parcel is high quality redevelopment opportunity, but its small size and awkward shape may not be conducive to a premium industrial project. Our project would offer a clean, excellent revitalization of the property as an alternative.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

13:059:0118

ELEVATE APARTMENTS AT 620 LLC...
742 E 620 SOUTH - AMERICAN FORK
Value: \$5,969,600 -- 10.39 acres
Entry# 183596-2021

If the zone change is approved, the necessary right-of-way shall be dedicated to the city with no expense to the city for Quality Drive which is identified as a minor collector on the master plan. Dedication shall occur within 60 days by deed of the approval, or shall be shown on a plat that is submitted as a complete application submittal for development of the parcel, whichever occurs first.





Also be aware that at time of development, this parcel's share of pioneering agreements shall be paid.

59:0132

QOZB LLC...
E 620 SOUTH - AMERICAN FORK
Value: \$5,229,200 -- 8.99 acres
Entry# 202539-2021

Next Step

Proceed to Planning Commission
June 7, 2023

| | |
|---|---|
|  | American Fork City Development Review Committee |
|  | PLANNING & ZONING REVIEWED TVA/KELENBURG 5/1/23 |
|  | Engineering Division Reviewed burt 05/03/2023 |
|  | Fire Department Reviewed M. Sacco 05/04/2023 |

55:958:0001

WALTON LANE TOWNHOMES QOZB LLC...
841 E QUALITY DR - AMERICAN FORK
Value: \$0 -- 2.63 acres
Entry# 184739-2020

E QUALITY DR

57:077:0001

JD XVIII LLC...
756 E QUALITY DR - AMERICAN FORK
Value: \$1,137,300 -- 4.3 acres
Entry# 3791-2017

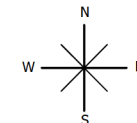
38:680:0001

VILLAS AT ASPEN MEADOWS LLC...
802 E QUALITY DR - AMERICAN FORK
Value: \$3,397,000 -- 5.55 acres
Entry# 170744-2020 (MORE)

38:680:0002

VILLAS AT ASPEN MEADOWS LLC...
778 S 860 EAST - AMERICAN FORK
Value: \$1,500,000 -- 9.53 acres
Entry# 46233-2022 (MORE)

738 E
Odyssey
Charter School



UNAPPROVED MINUTES
06.21.2023

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Jenny Peay | AYE |
| Rodney Martin | AYE |

The motion passed

PUBLIC HEARINGS

Chairwoman Anderson noted that public hearing items letters a and b would be heard together and voted on separately.

- a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.**
- b. Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.**

Travis Van Ekelenburg reviewed the background information for public hearing item letters a and b: The applicant has applied for a proposed Land Use Map Amendment and Zone Change. The project looks to amend the Land Use Map of the City from Design Commercial to Planned Community and the Zoning Map from PI-1Planned Industrial to PC Planned Community, located at approximately 694 S 860 E, and is located on approximately 0.97 acres.

The applicant has submitted along with their application a narrative for this request that details the background of the property, and the surrounding development phases. The applicant will develop the property as part of the Walton Townhome project which has been part of the Master Plan approved by the City called Lake City Row (LCR) that was initiated in approximately 2020. This parcel is listed as phase 5 of the project.

UNAPPROVED MINUTES

06.21.2023

Mr. Burr highlighted an additional requirement for the applicant, which entails the dedication of right-of-way along the frontage of the parcel.

Mr. Buck Swaney, representing MDP Land, the original developer of Lake City Row, and Mr. Shawn Poor from Brighton Homes, introduced themselves and reaffirmed the background information conveyed by Mr. Van Ekelenberg. Mr. Swaney highlighted the specific parcel under consideration, located within phase five of the project, which encompasses a zoning designation that permits either commercial or high-density residential apartments spanning three to five stories in height. Mr. Swaney expounded on phase five, which encompasses a three-story apartment concept, which would require no modifications to the existing language in the master plan. As part of optimizing the overall project and maintaining consistency, a portion of the remaining density from phase two still needs to be reallocated to phase five to enable Brighton Homes to continue the project seamlessly.

Mr. Swaney raised the question of whether it would be appropriate to initiate a motion to authorize the transfer of density from phase two to phase five. However, it was concluded that the Commission's vote should solely pertain to the land use map amendment and the currently discussed zone change as noted on the agenda.

Public Hearing Opened

No Comments

Public Hearing Closed

Rodney Martin moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |

The motion passed

Public Hearing Opened

UNAPPROVED MINUTES
06.21.2023

No Comments

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |

The motion passed

- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.**

George Schade reviewed the background information for public hearing item letter c: This is a Staff initiated Code Text Amendment to amend Section 17.6.112 (C)(k)(4), of the American Fork City Municipal Code. The proposed amendment looks to amend the Cell Tower Overlay Zone Map defines areas of the city where 80-foot-high monopole towers are permitted. The typical city standard is 60-foot-high except for in the cell tower overlay zone. The map was not present in the code, so it was created as defined in the code section.

AFC Code Section 17.6.112(C)(k)(4): Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty

RESOLUTION NO.

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 694 SOUTH 860 EAST FROM THE DESIGN COMMERCIAL TO THE PLANNED COMMUNITY DESIGNATION.

WHEREAS, Section 10-9a-401(1), Utah Code Annotated, 1953, as amended, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, recommends and describes the general content of each of the major elements typically included within a general plan including, but not limited to, a Land Use Element that designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, anticipated that the Land Use Element will, from time to time, be amended and updated to reflect changes in condition or policy within the City; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

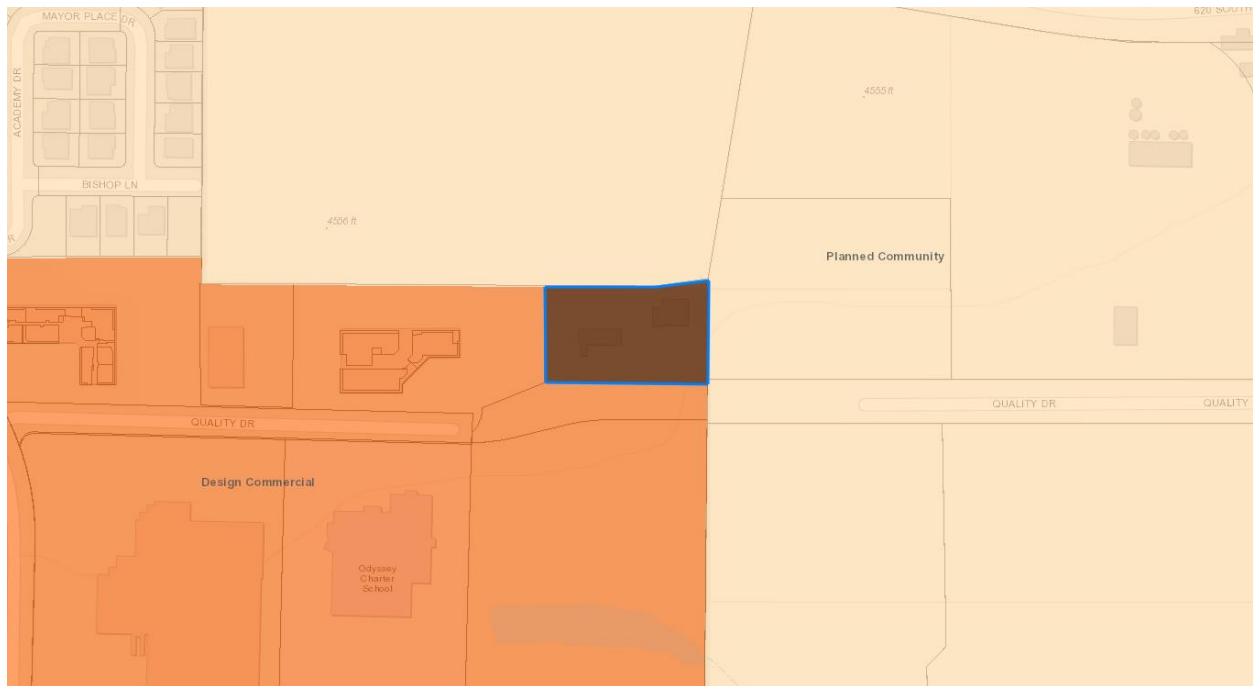
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 694 South 860 East be amended from the Design Commercial to the Planned Community designation as shown in Exhibit A below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

SECTION 2. The City Council hereby directs that the American Fork Land Use Plan Map be modified to incorporate the changes approved by this Resolution.

Exhibit A

Land Use Map



SECTION 3. It is the express intent of the City Council that said plan be followed, complied with, and otherwise adhered to.

SECTION 4. The Planning Commission and City Staff are hereby directed to recommend such ordinances and policies as recommended under the plan and deemed essential for its implementation.

PASSED AND ADOPTED THIS 11TH DAY OF JULY 2023.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Walton Lane Townhomes - LUMA - Resolution (Walton Lane Townhomes - LUMA)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 11, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.

SUMMARY RECOMMENDATION Planning Commission recommended approval.

BACKGROUND Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the ordinance for the proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Planned Industrial (PI-1) Zone to the Planned Community (PC) Zone, with instructions to the City Recorder to withhold publication of the ordinance subject to any conditions found in the public record of the June 21st, 2023, Planning Commission meeting.

Move to deny the proposed Zone Change, located at 694 S 860 E, American Fork City, UT 84003, from the Planned Industrial (PI-1) Zone to the Planned Community (PC) Zone.

Move to table action for the proposed Zone Change, located at 694 S 860 E, American Fork City, UT 84003, from the Planned Industrial (PI-1) Zone, to the Planned Community (PC) Zone, and instruct staff/developer to.....

SUPPORTING DOCUMENTS

(2023.05.04) Brighton Rezone Narrative (PDF)

(2023.05.04) Plat(1) (PDF)

Walton - 06.21.2023 UNAPPROVED PC Meeting Minutes (PDF)

Walton Lane Townhomes - Zone Change - Ordinance (DOCX)

Brighton Homes Zoning Application Narrative

4/19/2023

Overview

Applicant seeks to amend the City's Land Use Plan and to rezone from PI-1 to PC, a single 0.97-acre parcel located at 694 S 860 E, American Fork, UT.

Background

In late 2019 to early 2020, a large group of parcels was annexed to the city and zoned PC along with a city-approved masterplan known as Lake City Row (LCR). The LCR project contains 5 phases and is in its third phase of development presently. When the masterplan was considered, the City and the Developer (MDP Land) included five additional parcels within the boundary of the LCR masterplan, beyond the parcels that were the subject of the annexation. Three of the parcels, located on the south end of the project, belonged to Woodbury and have since been rezoned from PI-1 to PC and brought into the LCR project in order to support development of the Pando commercial building. A fourth parcel belonging to HADCO has since entered the city as a commercial development without a rezone to PC being necessary. The fifth and final parcel is the subject of this rezoning application. It is now a depreciated residence ready for redevelopment.

The subject parcel can be identified in the LCR masterplan as a small "Phase 5" parcel, north of Quality Drive on the western edge of LCR. The Land Use Legend on the approved LCR Masterplan for Phase 5 (encompassing this specific parcel) indicates the following:

Commercial (Phase 5): Anticipated Product Type: 2-5 Story Commercial + 3-4 Story Apartments (Apartments possible if unused density remains from 2,500-unit project cap).

The notes indicate further: Subject to adjustment by the Developer and the City.

Formal Request

The Developer (MDP Land) supports the applicant (Brighton Homes) in this application to amend the Land Use Plan and rezone the parcel to PC. Applicant requests, and Developer supports, allocating 21 units from its 181 remaining allocation in the adjacent Phase 3. The current sold and remaining allocation of units in the LCR Masterplan, prior to this application, is as follows:

| Phase | Master Plan Allocation | Sold Portion of Allocation | Remaining Allocation |
|------------------------|------------------------|----------------------------|----------------------|
| Phase 1 (Commercial) | 0 | 0 | 0 |
| Phase 2 | 840 | -840 | 0 |
| Phase 3 | 1100 | -919 | 181 |
| Phase 4 (Future) | 310 | 0 | 310 |
| Phase 5 (Comm or Apts) | 0 | 0 | 0 |
| Totals | 2250 | -1759 | 491 |

The Developer believes that the LCR Masterplan would not require any updating as its adopted boundary already encompasses the subject property, its language already indicates an anticipated use of

“3-4 Story Apartments” and indicates the desire to employ unused density from the master allocation to support this, if such is available.

Should a rezone to PC and allocation of 21 units from LCR be approved by council and commission, the parcel would be redeveloped as a seamless extension of the Walton Townhome project, currently under construction on the parcel adjacent to the west of the subject parcel. ***The project would follow the standard city parking ratio and would not seek reduced parking authorization.***

As it is, the subject parcel is high quality redevelopment opportunity, but its small size and awkward shape may not be conducive to a premium industrial project. Our project would offer a clean, excellent revitalization of the property as an alternative.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

13:059:0118

ELEVATE APARTMENTS AT 620 LLC...
742 E 620 SOUTH - AMERICAN FORK
Value: \$5,969,600 -- 10.39 acres
Entry# 183596-2021

If the zone change is approved, the necessary right-of-way shall be dedicated to the city with no expense to the city for Quality Drive which is identified as a minor collector on the master plan. Dedication shall occur within 60 days by deed of the approval, or shall be shown on a plat that is submitted as a complete application submittal for development of the parcel, whichever occurs first.


Also be aware that at time of development, this parcel's share of pioneering agreements shall be paid.

59:0132

WALTON LANE TOWNHOMES QOZB LLC...
841 E QUALITY DR - AMERICAN FORK
Value: \$5,229,200 -- 8.99 acres
Entry# 202539-2021

Next Step

Proceed to Planning Commission
June 7, 2023

| |
|--|
|  <p>American Fork City Development Review Committee</p> |
| <p>PLANNING & ZONING REVIEWED TVA NEKELENBURG 5/1/23</p> |
| <p>Engineering Division Reviewed burt 05/03/2023</p> |
| <p>Fire Department Reviewed M. Sacco 05/04/2023</p> |

55:958:0001

WALTON LANE TOWNHOMES QOZB LLC...
841 E QUALITY DR - AMERICAN FORK
Value: \$0 -- 2.63 acres
Entry# 184739-2020

E QUALITY DR

57:077:0001

JD XVIII LLC...
756 E QUALITY DR - AMERICAN FORK
Value: \$1,137,300 -- 4.3 acres
Entry# 3791-2017

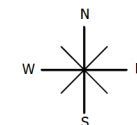
38:680:0001

VILLAS AT ASPEN MEADOWS LLC...
802 E QUALITY DR - AMERICAN FORK
Value: \$3,397,000 -- 5.55 acres
Entry# 170744-2020 (MORE)

38:680:0002

VILLAS AT ASPEN MEADOWS LLC...
778 S 860 EAST - AMERICAN FORK
Value: \$1,500,000 -- 9.53 acres
Entry# 46233-2022 (MORE)

738 E
Odyssey
Charter School



UNAPPROVED MINUTES

06.21.2023

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Jenny Peay | AYE |
| Rodney Martin | AYE |

The motion passed

PUBLIC HEARINGS

Chairwoman Anderson noted that public hearing items letters a and b would be heard together and voted on separately.

- a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.**
- b. Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.**

Travis Van Ekelenburg reviewed the background information for public hearing item letters a and b: The applicant has applied for a proposed Land Use Map Amendment and Zone Change. The project looks to amend the Land Use Map of the City from Design Commercial to Planned Community and the Zoning Map from PI-1Planned Industrial to PC Planned Community, located at approximately 694 S 860 E, and is located on approximately 0.97 acres.

The applicant has submitted along with their application a narrative for this request that details the background of the property, and the surrounding development phases. The applicant will develop the property as part of the Walton Townhome project which has been part of the Master Plan approved by the City called Lake City Row (LCR) that was initiated in approximately 2020. This parcel is listed as phase 5 of the project.

UNAPPROVED MINUTES

06.21.2023

Mr. Burr highlighted an additional requirement for the applicant, which entails the dedication of right-of-way along the frontage of the parcel.

Mr. Buck Swaney, representing MDP Land, the original developer of Lake City Row, and Mr. Shawn Poor from Brighton Homes, introduced themselves and reaffirmed the background information conveyed by Mr. Van Ekelenberg. Mr. Swaney highlighted the specific parcel under consideration, located within phase five of the project, which encompasses a zoning designation that permits either commercial or high-density residential apartments spanning three to five stories in height. Mr. Swaney expounded on phase five, which encompasses a three-story apartment concept, which would require no modifications to the existing language in the master plan. As part of optimizing the overall project and maintaining consistency, a portion of the remaining density from phase two still needs to be reallocated to phase five to enable Brighton Homes to continue the project seamlessly.

Mr. Swaney raised the question of whether it would be appropriate to initiate a motion to authorize the transfer of density from phase two to phase five. However, it was concluded that the Commission's vote should solely pertain to the land use map amendment and the currently discussed zone change as noted on the agenda.

Public Hearing Opened

No Comments

Public Hearing Closed

Rodney Martin moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |

The motion passed

Public Hearing Opened

UNAPPROVED MINUTES

06.21.2023

No Comments

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |

The motion passed

- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.**

George Schade reviewed the background information for public hearing item letter c: This is a Staff initiated Code Text Amendment to amend Section 17.6.112 (C)(k)(4), of the American Fork City Municipal Code. The proposed amendment looks to amend the Cell Tower Overlay Zone Map defines areas of the city where 80-foot-high monopole towers are permitted. The typical city standard is 60-foot-high except for in the cell tower overlay zone. The map was not present in the code, so it was created as defined in the code section.

AFC Code Section 17.6.112(C)(k)(4): Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty

ORDINANCE NO. _____**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT 694 SOUTH 860 EAST FROM THE PI-1 PLANNED INDUSTRIAL ZONE TO THE PC PLANNED COMMUNITY ZONE.**

WHEREAS, pursuant to Section 10-9a-503, Utah Code Annotated, 1953, as amended, the City is authorized to make and amend the official zoning map which designates property within the city limits into zones that regulate the use of buildings and structures and uses of land (the “Zone Map”); and

WHEREAS, Section 10-9a-503, Utah Code Annotated, 1953, as amended, anticipated that the Zone Map will, from time to time, be amended and updated; and

WHEREAS, the City has received a request from the property owner at 694 South 860 East (the “Property”) to amend the Zone Map changing the Property from the PI-1 Planned Industrial zone to the PC Planned Community zone; and

WHEREAS, on June 21st, 2023, the Planning Commission reviewed the proposed amendment to the Zone Map, after required advertising and public hearing thereon, and duly considered the comments received at the hearing; and

WHEREAS, the Planning Commission has recommended approval of the Zone Map amendment; and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

Section 1. That the Official Zone Map of American Fork, Utah, is hereby amended to show the property located in the area of 694 South 860 East be amended from the PI-1 Planned Industrial zone to the PC Planned Community zone at 694 South 860 East as shows in Exhibit “A”. Said change in zoning is hereby adopted as an amendment to the official Zone Map of American Fork, Utah.

Section 2. That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

Section 3. That this Ordinance shall be in force and effect upon its passage and first posting as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS ____ DAY OF _____ 2023.**

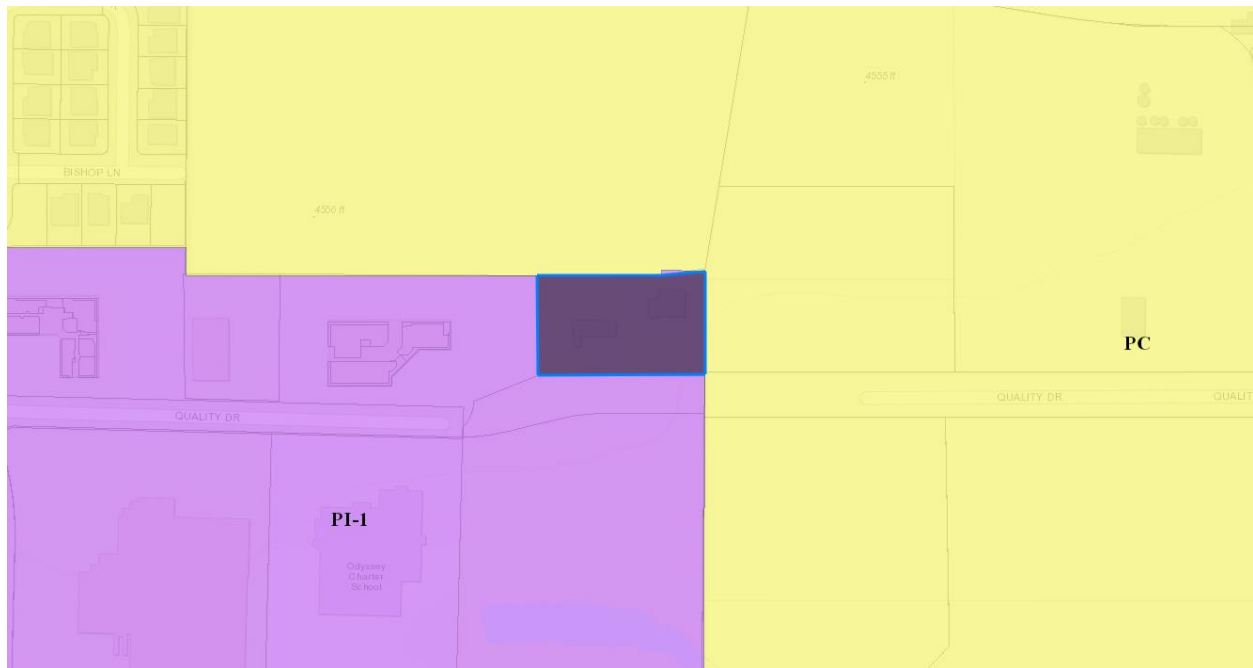
Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

EXHIBIT "A"

ZONE MAP



Attachment: Walton Lane Townhomes - Zone Change - Ordinance (Walton Lane Townhomes - Zone Change)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 11, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on an application for a Final Plat, known as Meadowbrook Phase 2 Final Plat, located at approximately 560 South 800 West, in the Transit Oriented Development zone.

SUMMARY RECOMMENDATION The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends approving the application with conditions. The Planning Commission recommended approval at the 06.21.2023 Planning Commission meeting.

BACKGROUND The applicant has applied for a Final Plat to develop a multifamily subdivision within the Transit Oriented Development (TOD) Zone. The project looks to create 84 townhome units for this multi-phase development. This is Phase 2 of the whole project area. This is the final stage for the Phase 2, as the Block and Lot Plans have been approved.

BUDGET IMPACT N/A

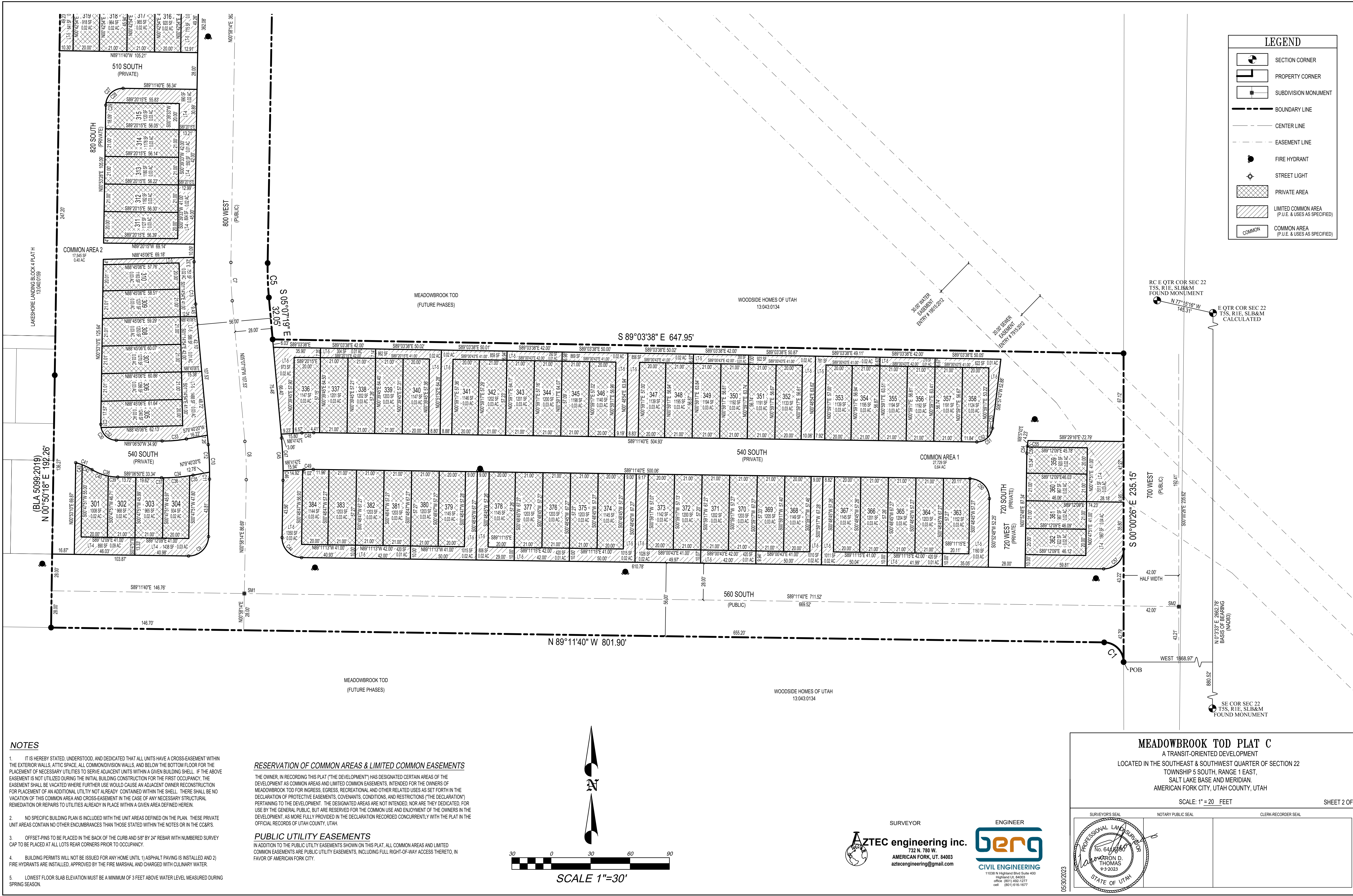
SUGGESTED MOTION Move to recommend approval for the proposed Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record associated with the June 21, 2023, Planning Commission meeting.

SUPPORTING DOCUMENTS

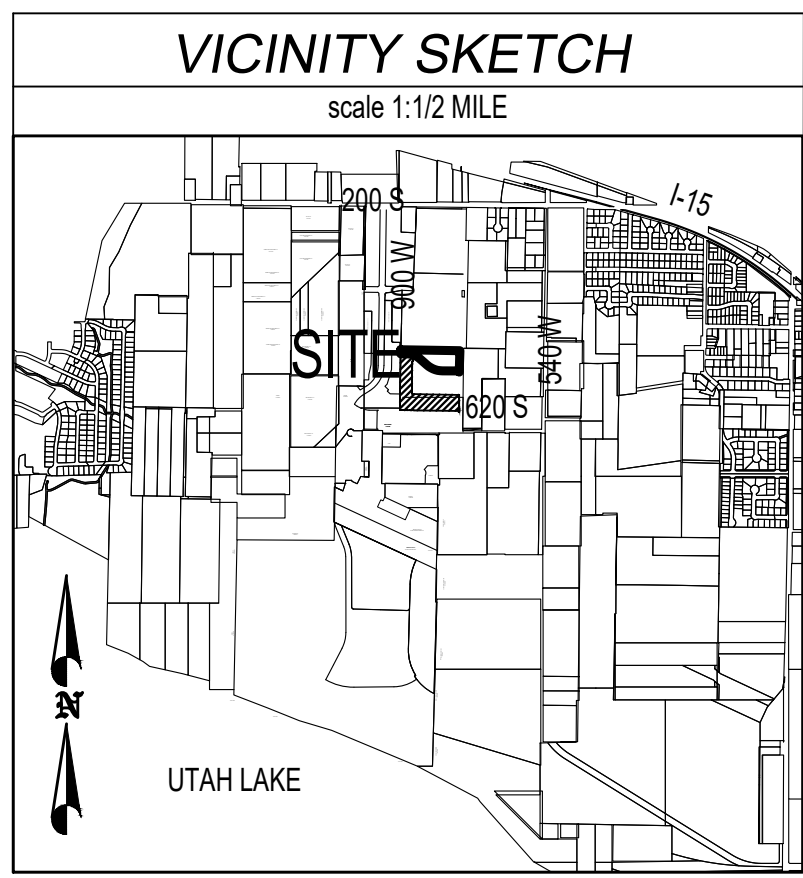
(2023.06.15) MB BLOCK 3-4 PLAT C 5-30-2023 (PDF)

Meadowbrook TOD Plat C J-U-B Review 3 (PDF)

Meadowbrook Ph 2 Final Plat - 06.21.2023 UNAPPROVED PC Meeting Minutes (PDF)



MEADOWBROOK TOD PLAT C
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6412980. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

04-03-2023
DATE
Aaron Thomas
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'33" EAST ALONG SECTION LINE 880.52 FEET AND WEST 1868.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.35 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 89°11'14" AND A LONG CHORD BEARS N44°36'04"W 21.06 FEET); THENCE NORTH 89°11'14" WEST 801.90 FEET; THENCE NORTH 00°50'20" EAST 192.26 FEET; THENCE NORTH 00°50'20" EAST 581.56 FEET; THENCE SOUTH 89°03'07" EAST 98.61 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 103.80 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 24°04'11" AND A LONG CHORD BEARS S77°02'46"E 103.04 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.38 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 100°46'22" AND A LONG CHORD BEARS S64°36'23"W 23.11 FEET); THENCE SOUTH 14°13'13" WEST 44.35 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 57.12 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 13°14'58" AND A LONG CHORD BEARS S07°35'43"W 56.99 FEET); THENCE SOUTH 00°58'14" WEST 362.08 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.26 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 08°05'33" AND A LONG CHORD BEARS S02°04'32"E 26.25 FEET); THENCE SOUTH 05°07'19" EAST 32.05 FEET; THENCE SOUTH 89°03'38" EAST 647.95 FEET; THENCE SOUTH 00°02'26" EAST 235.15 FEET TO THE POINT OF BEGINNING.

AREA = 270,422 SF OR 6.21 ACRES
(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°33'33"E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE EAST QUARTER CORNER OF SAID SECTION.)

NUMBER OF UNITS 84

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-6A-604(1)(i) THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA AS INDICATED HEREON TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____
DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL OF _____ AMERICAN FORK CITY _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
APPROVED _____ ATTEST _____
CITY ENGINEER _____ CLERK-RECORDER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
_____ AMERICAN FORK CITY _____ PLANNING COMMISSION

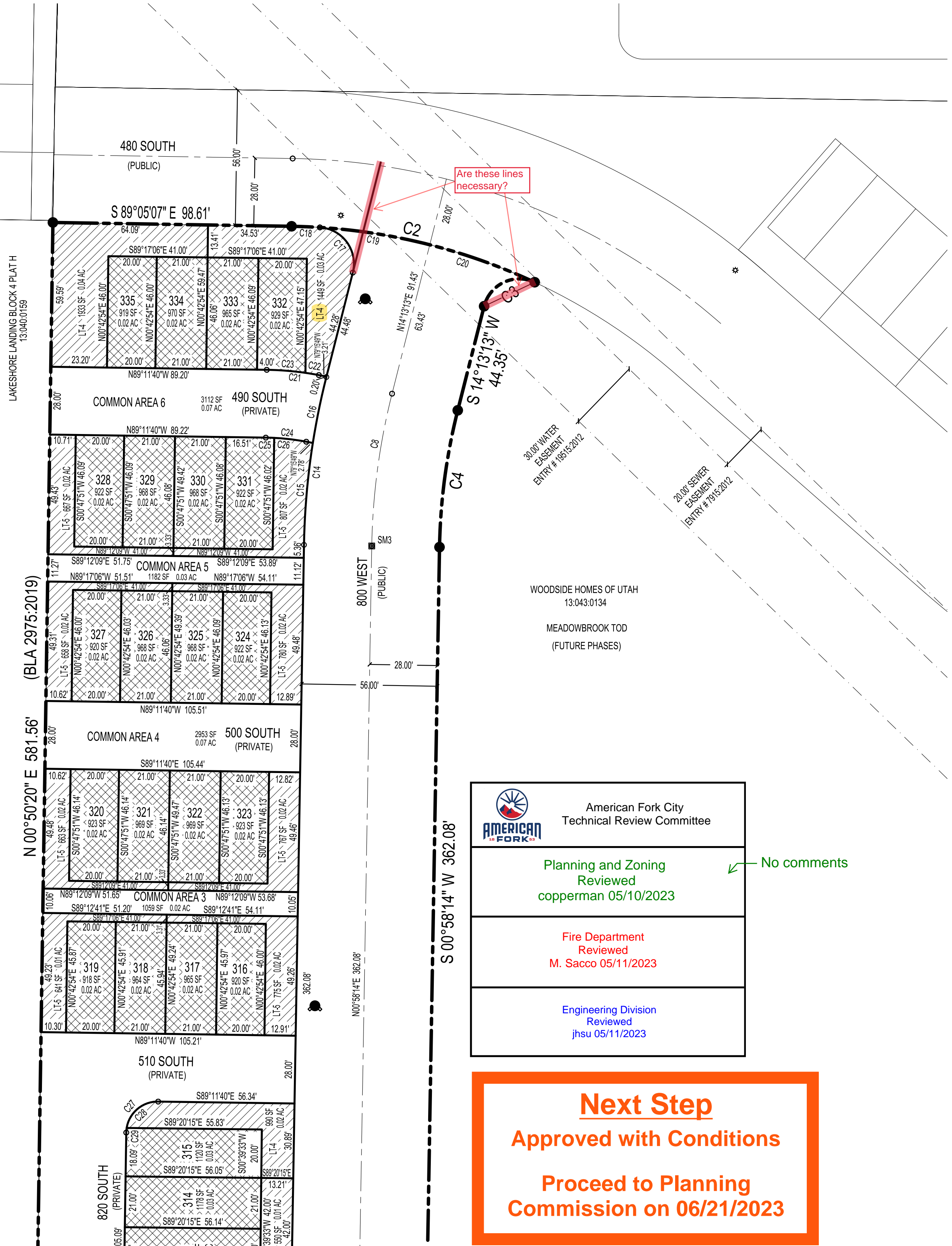
PLANNER _____ CHAIRMAN, PLANNING COMMISSION _____

MEADOWBROOK TOD PLAT C

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20' FEET SHEET 1 OF 2

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR
No. 6412980
AARON D. THOMAS
8-9-2022
STATE OF UTAH



American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
copperman 05/10/2023

Fire Department
Reviewed
M. Sacco 05/11/2023

Engineering Division
Reviewed
jhsu 05/11/2023

No comments

Next Step
Approved with Conditions
Proceed to Planning
Commission on 06/21/2023

NOTES

- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMONDIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
- NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNITS AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&RS.
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON AREAS, INTENDED FOR THE OWNERS OF MEADOWBROOK TOD FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

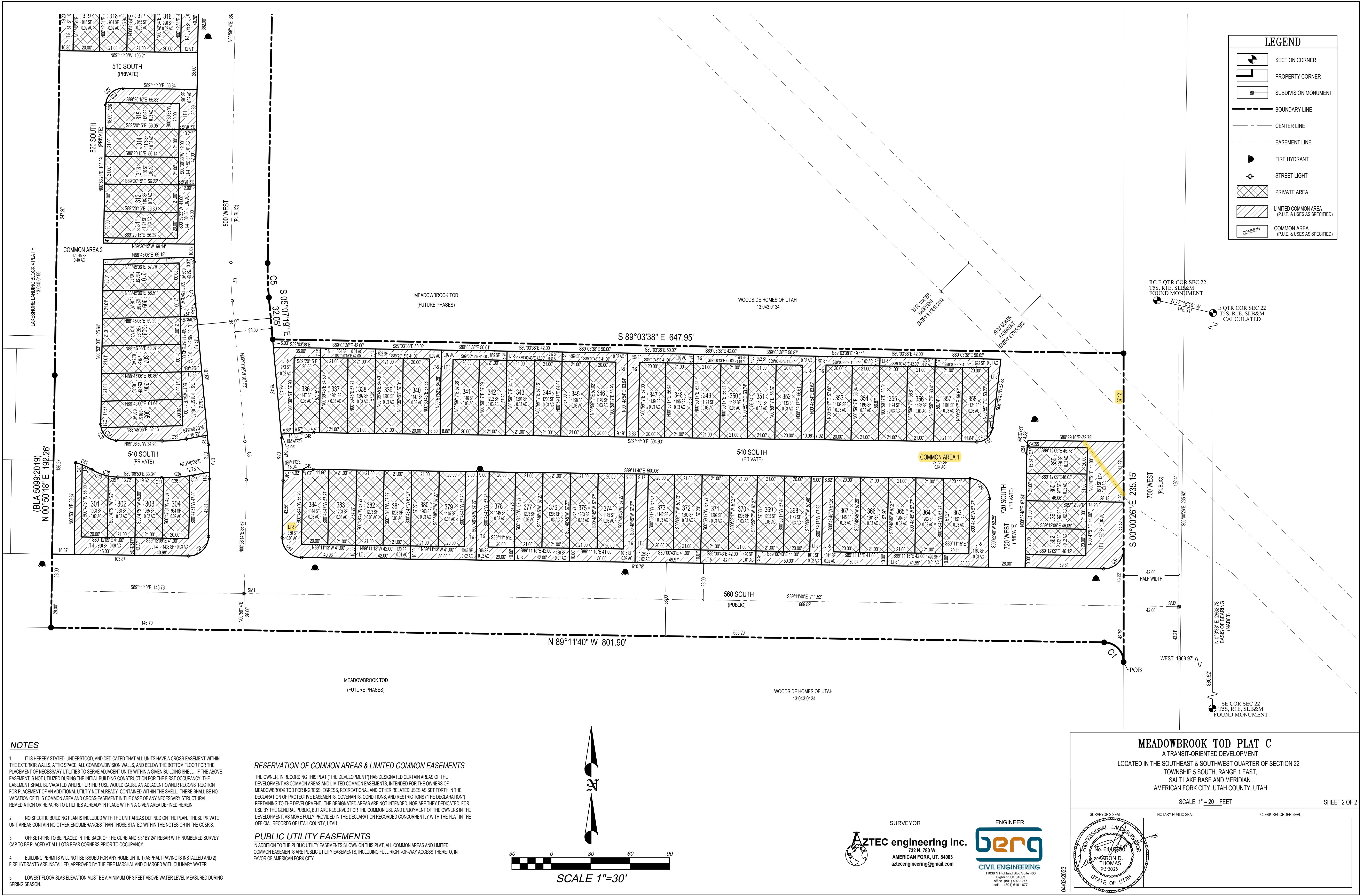
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

TABULATIONS

| | |
|-------------------------|---------------|
| DEVELOPMENT AREA | 6.21 AC |
| EXISTING ZONING | BLOCK TYPE 3 |
| LAND USE: | TOD |
| FLOOD ZONE DESIGNATION: | X |
| FIRM MAP PANEL #: | 49049C0306F |
| EFFECTIVE DATE: | JUNE 19, 2020 |

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING | CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|-------|--------|--------|------------|--------|-------------|-------|--------|--------|-----------|-------|-------------|
| C1 | 15.00 | 23.35 | 89°11'14" | 21.06 | N44°36'04"W | C30 | 12.00 | 18.85 | 90°00'00" | 16.97 | S44°06'50"E |
| C2 | 247.00 | 103.80 | 24°04'40" | 103.04 | S77°02'46"E | C31 | 12.00 | 2.46 | 11°43'36" | 2.45 | S04°58'38"E |
| C3 | 15.00 | 26.38 | 100°46'22" | 23.11 | S64°36'23"W | C32 | 12.00 | 16.39 | 78°16'24" | 15.15 | S49°58'38"E |
| C4 | 247.00 | 57.12 | 13°14'58" | 56.99 | S07°35'43"W | C33 | 95.00 | 18.59 | 11°12'50" | 18.56 | N85°16'45"E |
| C5 | 247.00 | 26.27 | 06°05'33" | 26.25 | S02°04'32"E | C34 | 123.00 | 24.07 | 11°12'50" | 24.04 | S85°16'45"W |
| C6 | 275.00 | 29.24 | 06°05'33" | 29.23 | N02°04'32"W | C35 | 123.00 | 2.58 | 01°12'04" | 2.58 | S80°16'22"W |
| C7 | 275.00 | 29.24 | 06°05'33" | 29.23 | N02°04'32"W | C36 | 123.00 | 20.11 | 08°21'57" | 20.08 | S85°33'23"W |
| C8 | 275.00 | 63.99 | 13°14'58" | 63.45 | N07°35'43"E | C37 | 123.00 | 1.39 | 00°38'48" | 1.39 | N89°26'14"W |
| C9 | 15.00 | 23.52 | 89°50'06" | 21.18 | N45°53'17"E | C38 | 39.00 | 20.70 | 30°24'17" | 20.45 | N73°54'42"W |
| C10 | 247.00 | 26.27 | 06°05'33" | 26.25 | N02°04'32"W | C39 | 39.00 | 7.32 | 10°45'12" | 7.31 | N83°44'14"W |
| C11 | 247.00 | 5.31 | 01°13'49" | 5.30 | N00°21'20"E | C40 | 39.00 | 13.38 | 19°39'05" | 13.31 | N68°32'06"W |
| C12 | 247.00 | 20.96 | 04°51'44" | 20.95 | N02°41'27"W | C41 | 48.00 | 13.53 | 16°08'49" | 13.48 | N66°46'58"W |
| C13 | 303.00 | 32.22 | 06°05'33" | 32.20 | N02°04'32"W | C42 | 48.00 | 8.37 | 09°59'30" | 8.36 | N63°42'18"W |
| C14 | 303.00 | 70.07 | 13°14'58" | 69.91 | N07°35'43"E | C43 | 48.00 | 5.16 | 06°09'19" | 5.15 | N71°46'43"W |
| C15 | 303.00 | 42.27 | 07°59'29" | 42.23 | N04°57'59"E | C44 | 15.00 | 23.61 | 90°09'54" | 21.24 | N44°06'43"W |
| C16 | 303.00 | 27.81 | 05°15'29" | 27.80 | N11°35'28"E | C45 | 303.00 | 32.22 | 06°05'33" | 32.20 | N02°04'32"W |
| C17 | 15.00 | 26.33 | 100°35'22" | 23.08 | N36°04'29"W | C46 | 303.00 | 7.27 | 01°22'30" | 7.27 | N00°17'01"E |
| C18 | 247.00 | 11.71 | 02°42'56" | 11.71 | S87°43'38"E | C47 | 303.00 | 24.95 | 04°43'06" | 24.95 | N02°45'46"W |
| C19 | 247.00 | 46.02 | 10°40'27" | 45.95 | S81°01'57"E | C48 | 126.00 | 9.04 | 04°06'38" | 9.04 | N88°45'01"E |
| C20 | 247.00 | 46.08 | 10°41'18" | 46.01 | S70°21'05"E | C49 | 98.00 | 7.03 | 04°06'38" | 7.03 | N88°45'01"E |
| C21 | 125.00 | 21.67 | 09°55'51" | 21.64 | N84°13'44"W | C50 | 15.00 | 23.58 | 90°04'28" | 21.23 | S44°09'26"E |
| C22 | 125.00 | 5.62 | 02°34'35" | 5.62 | N80°33'06"W | C51 | 12.00 | 17.37 | 82°55'07" | 15.89 | N48°25'34"E |
| C23 | 125.00 | 16.05 | 07°21'16" | 16.03 | N85°31'02"W | C52 | 12.00 | 9.06 | 43°13'30" | 8.84 | N68°16'23"E |
| C24 | 97.00 | 16.81 | 09°55'51" | 16.79 | N84°13'44"W | C53 | 12.00 | 8.31 | 39°41'37" | 8.15 | N26°48'49"E |
| C25 | 97.00 | 3.49 | 02°03'31" | 3.49 | S88°09'54"E | C54 | 50.00 | 5.31 | 06°04'50" | 5.31 | S03°55'15"W |
| C26 | 97.00 | 13.33 | 07°52'20" | 13.32 | S83°11'59"E | C55 | 50.00 | 0.65 | 00°44'17" | 0.64 | S06°35'34"W |
| C27 | 13.00 | 20.40 | 89°54'52" | 18.37 | S45°50'54"W | C56 | 50.00 | 4.66 | 05°20'37" | 4.66 | S03°33'07"W |
| C28 | 13.00 | 18.48 | 81°26'31" | 16.96 | S50°05'04"W | C57 | 15.00 | 23.78 | 90°48'46" | 21.36 | N45°23'57"E |
| C29 | 13.00 | 1.92 | 08°28'20" | 1.92 | S05°07'38"W | | | | | | |

| ADDRESSES | | |
|----------------------|----------------------|----------------------|
| UNIT 301 848 W 580 S | UNIT 328 814 W 480 S | UNIT 357 731 W 540 S |
| UNIT 302 836 W 580 S | UNIT 330 808 W 480 S | UNIT 358 729 W 540 S |
| UNIT 303 824 W 580 S | UNIT 331 802 W 480 S | UNIT 359 542 S 720 W |
| UNIT 304 812 W 580 S | UNIT 332 801 W 480 S | UNIT 360 546 S 720 W |
| UNIT 305 538 S 800 W | UNIT 333 815 W 480 S | UNIT 361 554 S 720 W |
| UNIT 306 536 S 800 W | UNIT 334 826 W 480 S | UNIT 362 558 S 720 W |
| UNIT 307 534 S 800 W | UNIT 335 841 W 480 S | UNIT 363 722 W 540 S |
| UNIT 308 532 S 800 W | UNIT 336 799 W 540 S | UNIT 364 724 W 540 S |
| UNIT 309 528 S 800 W | UNIT 337 791 W 540 S | UNIT 365 728 W 540 S |
| UNIT 310 526 S 800 W | UNIT 338 795 W 540 S | UNIT 366 728 W 540 S |
| UNIT 311 524 S 800 W | UNIT 339 793 W 540 S | UNIT 367 732 W 540 S |
| UNIT 312 522 S 800 W | UNIT 340 791 W 540 S | UNIT 368 742 W 540 S |
| UNIT 313 518 S 800 W | UNIT 341 779 W 540 S | UNIT 369 744 W 540 S |
| UNIT 314 516 S 800 W | UNIT 342 777 W 540 S | UNIT 370 |



UNAPPROVED MINUTES

06.21.2023

- a. **Review and action on an application for a Final Plat, known as Meadowbrook Phase 2 Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003. The Final Plat will be on approximately 6.21 acres and will be in the Transit Oriented Development zone.**

Patrick O'Brien reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop a multifamily subdivision within the Transit Oriented Development (TOD) Zone. The project looks to create 84 townhome units for this multi-phase development. This is Phase 2 of the whole project area. This is the final stage for the Phase 2, as the Block and Lot Plans have been approved. The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends approving the application with conditions.

Project Conditions of Approval

1. High groundwater was identified, ensure that all lots on the plat have a B with a "not allowed" circle and line through it.

Mr. Frandsen sought clarification regarding previous approvals granted by the Commission for the northern portion of the project. He mentioned that there is currently construction activity taking place in that area, suggesting that approval may have been granted. Mr. O'Brien confirmed this and explained that Meadowbrook 1B had received approval from the Planning Commission a few weeks ago at a previous Planning Commission meeting. He further clarified that Meadowbrook would be divided into multiple phases and plats, with the project under discussion represented phase two, encompassing an additional six acres. The presentation map displayed the entire boundary of the Meadowbrook project, which explained why construction is currently underway for phases 1A and 1B. Jim Clark explained that the project is divided into two sub-sections, and the purpose of the proposed development in phase two is to connect these two sub-sections in an L shape. He further mentioned that there are two additional phases planned after phase two. Ms. Peay clarified that the other two phases would come before the Commission at another time. Mr. Clark confirmed that the information was correct and stated his belief that the third stage would be presented to the Commission in two to three months.

Ms. Peay inquired about the typical timeline for completing one of the projects. Mr. Clark explained that for smaller developments like phase two, once they complete the necessary preparations and begin paving, it typically takes around five months to reach the point where construction can begin. However, this timeframe may vary depending on weather conditions, as winter weather can extend the duration of the project. He also noted that breaking the development into smaller phases allows for more manageable progress, avoiding the challenge of handling everything at once.

UNAPPROVED MINUTES

06.21.2023

Ms. Peay expressed her interest in seeing the building elevations. Mr. O'Brien clarified that building elevations are not typically included in the plat packet as they are part of the lot plan and fall under the design standards specified in the TOD (Transit-Oriented Development) code. Mr. O'Brien confirmed that he would be glad to show her the building elevations if she desired.

Mr. Frandsen expressed concerns about Woodside's actions, emphasizing the importance of staying within their own property boundaries and not encroaching on the neighbor's land. He mentioned instances of digging holes, piling dirt, and causing damage to neighboring properties including his own. Mr. Frandsen also expressed frustration with the lack of communication and professionalism from the workers. Mr. Clark acknowledged the issues and apologized for the incidents, assuring Mr. Frandsen that they would rectify the situation by reimbursing the cost of reseeded and offering assistance in other ways if needed. Mr. Clark took responsibility and provided his contact information, offering to address any further concerns promptly. Chairwoman Anderson expressed her optimism regarding Woodside's commitment to improving their relationship with the community and their efforts to become better neighbors.

Jenny Peay moved to recommend approval for the proposed Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Bruce Frandsen seconded the motion.

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |
| Bruce Frandsen | AYE |

The motion passed



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 11, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on an application for an Amended Final Plat, known as Autumn Crest Phase 1 Plat “G”, located at 1046 East 1100 N, in the R1-9000 zone.

SUMMARY RECOMMENDATION The Amended Final Plat meets the requirements of Utah State Code 10-9a-608, Section 17.8.216, and Section 17.8.217. Staff recommends approval of the application. The Planning Commission recommended approval at the 06.21.2023 Planning Commission meeting.

BACKGROUND The applicant has applied for an Amended Final Plat to consolidate two (2) lots of the Autumn Crest Phase 1 Plat ‘C’ Final Plat into one single property. The two (2) lot consolidation will be turned into the Autumn Crest Phase 1 Plat “G.” The property meets the current standards of the R1-9000 zones for lot requirements. The application has also met Utah State Code for getting signatures from all property owners within the Autumn Crest Phase 1 Plat “C.”

BUDGET IMPACT N/A

SUGGESTED MOTION Move to recommend approval for the proposed Amended Final Plat, located at 1046 East 1100 North, in the Residential (R1-9000) Zone, with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record associated with the June 21, 2023, Planning Commission meeting.

SUPPORTING DOCUMENTS

(2023.06.01) Autumn Crest Total (PDF)
Autumn Crest Plat G Geotechnical Review No 2, Earthtec, TG 6-2-23s (PDF)
Autumn Crest Ph 1 Plat G - 06.21.2023 UNAPPROVED PC Meeting Minutes (PDF)

Autumn Crest Phase 1 Plat "G"

Township 5 South Range 2 East SLB&M

American Fork City, Utah County, Utah, Zone R1-9000

| | |
|--|--|
|  <p>AMERICAN FORK CO</p> | <p>American Fork City Development Review Committee</p> |
| <p>Planning and Zoning Reviewed copperman 05/30/2023</p> | |
| <p>Engineering Division Reviewed lburr 06/01/2023</p> | |
| <p>Fire Department Reviewed M. Sacco 06/07/2023</p> | |

Pending third party review of geotechnical report.



1. The fire protection systems (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water line.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10' (10') of any existing or proposed structure.
3. All fire hydrants shall be installed by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer lines, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Next Step

Approved with Conditions

**Proceed to Planning
Commission on 06/21/2023**

American Fork City Contacts

| Company | Contact | Phone | Address |
|-------------------------------------|----------------|--------------|---|
| AF City Culinary Water | Joy Brems | 801-763-3060 | 275 East 200 North American Fork, UT 84003 |
| AF Pressurized Irrigation | Joy Brems | 801-763-3060 | 275 East 200 North American Fork, UT 84003 |
| AF Sanitary Sewer | Ashton Hardy | 801-763-3060 | 275 East 200 North American Fork, UT 84003 |
| AF Storm Drain Sewer | Ashton Hardy | 801-763-3060 | 275 East 200 North American Fork, UT 84003 |
| AF City Inspector | Dee Howard | 801-763-3060 | 275 East 200 North American Fork, UT 84003 |
| AF Fire Marshall | Mat Sacco | 801-763-3040 | 96 North Center American Fork, UT 84003 |
| AF Connect | Kyle Petersen | 801-400-2933 | 714 East 50 South American Fork, UT 84003 |
| AF Flood Irrigation Company | Ernie John | 801-471-6576 | 475 West 700 North American Fork, UT 84003 |
| Rocky Mountain Power | Teria Walker | 801-756-1310 | 70 North 200 East American Fork, UT 84003 |
| COMCAST | Elysia Valdez | 801-401-3017 | 9602 South 300 West Sandy, Utah 84070 |
| Timpanogas Special Service District | Daral Barlow | 801-756-5231 | 6400 North 5050 West Utah County, UT 84003 |
| Century Link | Bill Westfall | 435-623-4252 | 1485 West 3100 South West Valley City, UT 84119 |
| Dominion Energy | Trent Johnson | 801-853-6548 | 1140 West 200 South Salt Lake City, UT 84119 |
| AF SWPPP Inspector | Harlan Nielson | 801-763-3060 | 275 East 200 North American Fork Utah 84003 |
| Mitchell Hollow Irrigation | Dale Jones | 801-768-8150 | |

Developer:

Maryann Jex and Dave Jex
1046 East 1100 North
American Fork Utah 84003
801-318-3695
Drjex75@gmail.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = R1-9000
Total Area = 18005 SF or 0.41 Acre

Sheet Index

| | |
|-----|----------------|
| 1.0 | Cover Sheet |
| 1.1 | Standard Notes |
| 2.0 | Utility Plan |
| 3.0 | ALTA Survey |
| 4.0 | Final Plat |

Sheet No.
C - 1.0

GENERAL NOTES

- City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
- The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
- The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
- The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Band for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
- The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
- Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
- The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
- The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
- Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove solid mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
- All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
- All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
- Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
- All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
- Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
- Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
- The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
- The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer.
- Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
- Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
- Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

- The following utilities are known to be located within the limits of this project:

| COMPANY | CONTACT | PHONE |
|--------------------|-------------|-------------------------------|
| CENTURY LINK | – TELEPHONE | Ryan Allred (801) 223-0084 |
| PACIFIC CORP | – POWER | Teria Walker (801) 756 1310 |
| COMCAST | – CABLE | Elysia Valdez (801) 401-3017 |
| QUESTAR GAS | – GAS | Trent Johnson (801) 853-6548 |
| AMERICAN FORK CITY | – WATER | Jay Brems (801) 763-3060 |
| AMERICAN FORK CITY | – SEWER | Ashton Hardy (801) 763-3060 |
| AMERICAN FORK CITY | – STORM | Ashton Hardy (801) 763-3060 |
| AMERICAN FORK CITY | – SWPPP | Harlan Nielson (801) 763-3060 |
| AMERICAN FORK CITY | – P.I. | Jay Brems (801) 763-3060 |
- The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.
- The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
- Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

- Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
- All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
- At all other hours the Contractor shall maintain minimum one – lane two – way traffic. Traffic circulation must be supervised by a Certified Flagger.
- Steady – burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
- The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
- The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
- Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

- The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
- A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
- A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
- The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
- Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

- All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
- All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
- Only fire hydrants conforming to City of American Fork standards will be approved for use.
- Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
- All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
- Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
- The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
- The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
- No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
- The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
- All water main stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
- The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
- All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

- Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
- The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
- Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
- All manhole lids shall be provided with continuous self-sealing gaskets.
- The approved construction drawings shall show where bolt-down lids are required.
- Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
- All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
- At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
- Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
- Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
- All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
- Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
- Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
- The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
- All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
- All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backing filling is completed.
- All lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made

STORM SEWER

- All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro – seeded and hydro – mulched according to the City of American Fork Standard Specifications.
- Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
- All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
- Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
- Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

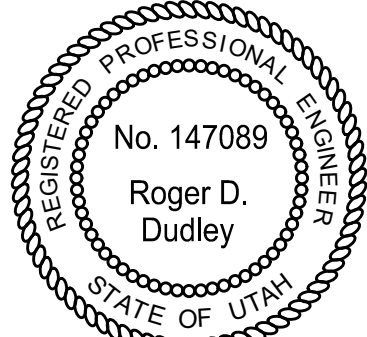
- All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
- All signing must be done following MUTCD Manual recommendations, current edition.
- Only sand-blasting is allowed for removal of existing striping.
- Contractor is responsible for removal of conflicting existing striping.
- Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

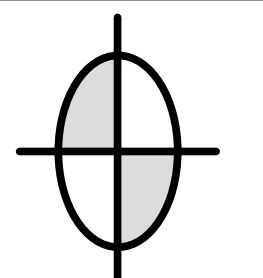
- The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
- This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
- Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

- The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.



[Handwritten Signature]



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Utah

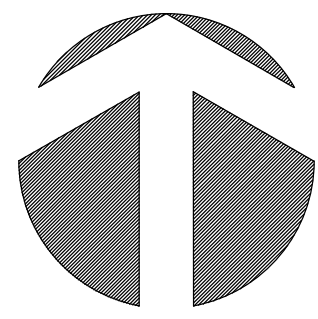
Standard Notes

American Fork City

| REVISIONS | | | | |
|-----------|--|--|--|--|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

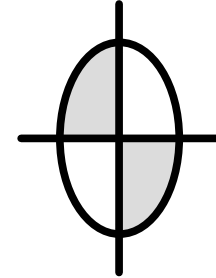
| |
|-------------------------|
| DATE 2-17-2023 |
| SCALE |
| BY BHT |
| TRACING NO. L - 6218 |

| |
|-----------------------------|
| SHEET No. C - 1.1 |
|-----------------------------|



1" = 10'

A Subdivision in American Fork City
Autumn Crest Phase 1 Plat "G"
A Subdivision located in the Southwest 1/4 of Section 7
Township 5 South Range 2 East SLB&M
American Fork City, Utah County, Utah, Zone R1-9000



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Autumn Crest Phase 1 Plat "G"
Utility Plan

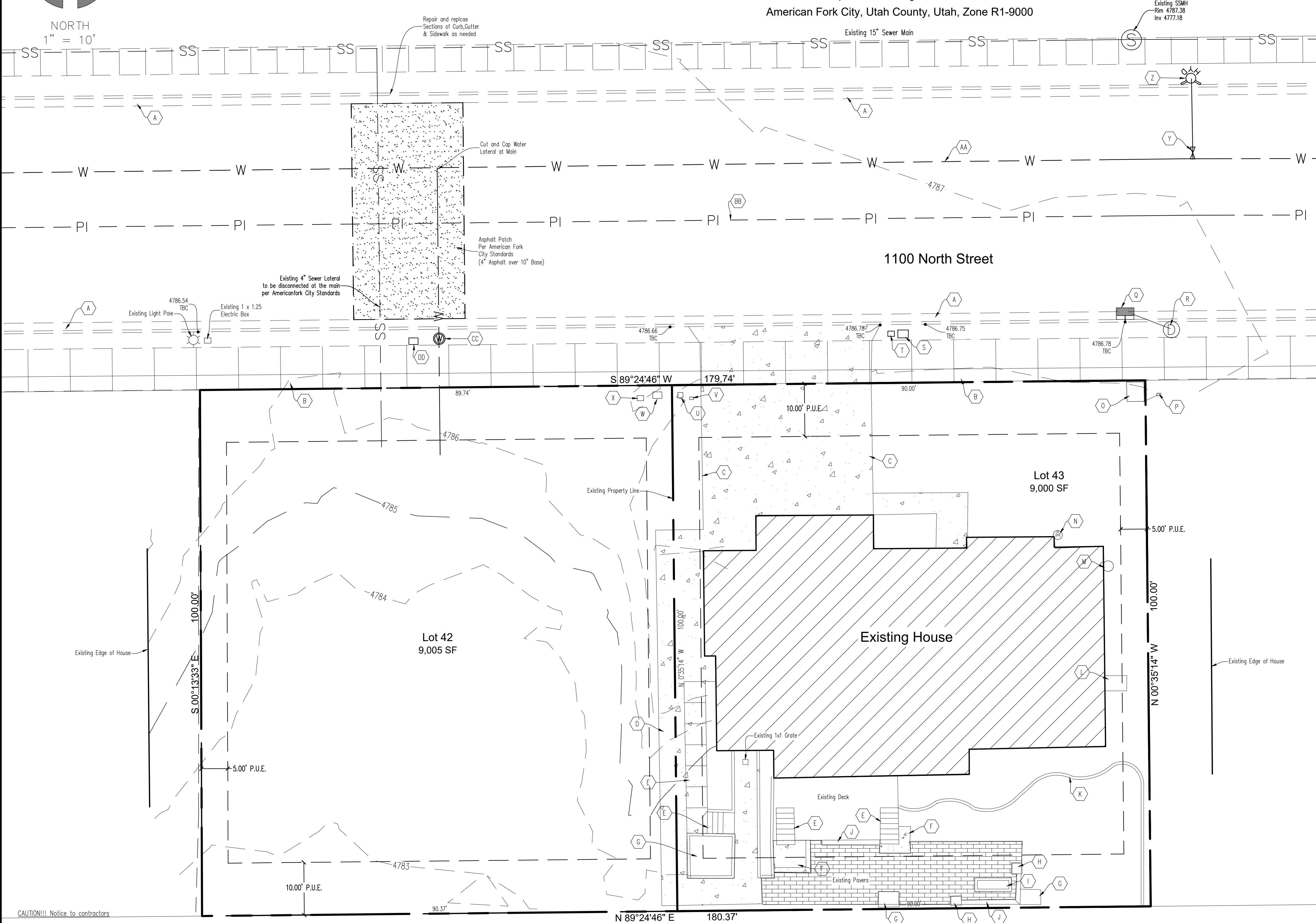
American Fork

Revisions

Date
2-17-2023
Scale
1"=10'
By
BHT
Tracing No.
L -

Sheet No.
C - 2

Attachment: (2023.06.01) Autumn Crest Total (Autumn Crest Phase 1 Plat "G" - Amended Final Plat)



KEYED NOTES

- A → Existing 24" curb and gutter
- B → Existing 8' sidewalk
- C → Existing Driveway
- D → Existing Concrete
- E → Existing Stairs
- F → Existing Landing
- G → Existing Planter
- H → Existing Pillar
- I → Existing Fire Pit
- J → Existing Bench
- K → Existing Curbing
- L → Existing AC Unit
- M → Existing Electric Meter
- N → Existing Gas Meter
- O → Existing Electric Box
- P → Existing 0.75x0.5 Phone Bow
- Q → Existing Catch Basin
- R → Existing SDMH
- S → 1.5x2 Irrigation Box
- T → 1x1.25 Irrigation Box
- U → Existing Cable Box
- V → Existing 0.75 x 0.75 Phone Box
- W → Existing 1.75 x 1.25 Electric Box
- X → Existing 1.25 x 1.75 Irrigation Box
- Y → Existing Water Valve
- Z → Existing Fire Hydrant
- AA → Existing 12" Water Main
- BB → Existing 6" PI Main
- CC → Existing Water Meter to be disconnected at the Main per American Fork City Standards
- DD → Existing 1.25x1.75 Irrigation Box

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

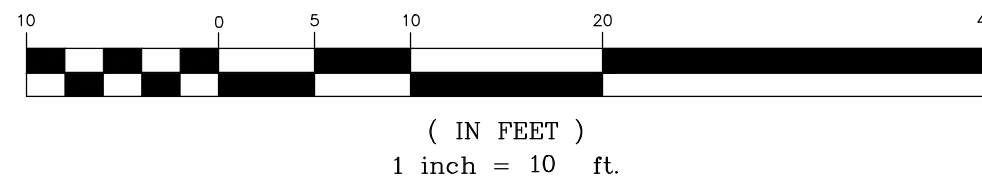
Know what's below.

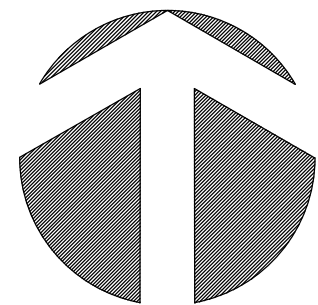


Call 811 before you dig.

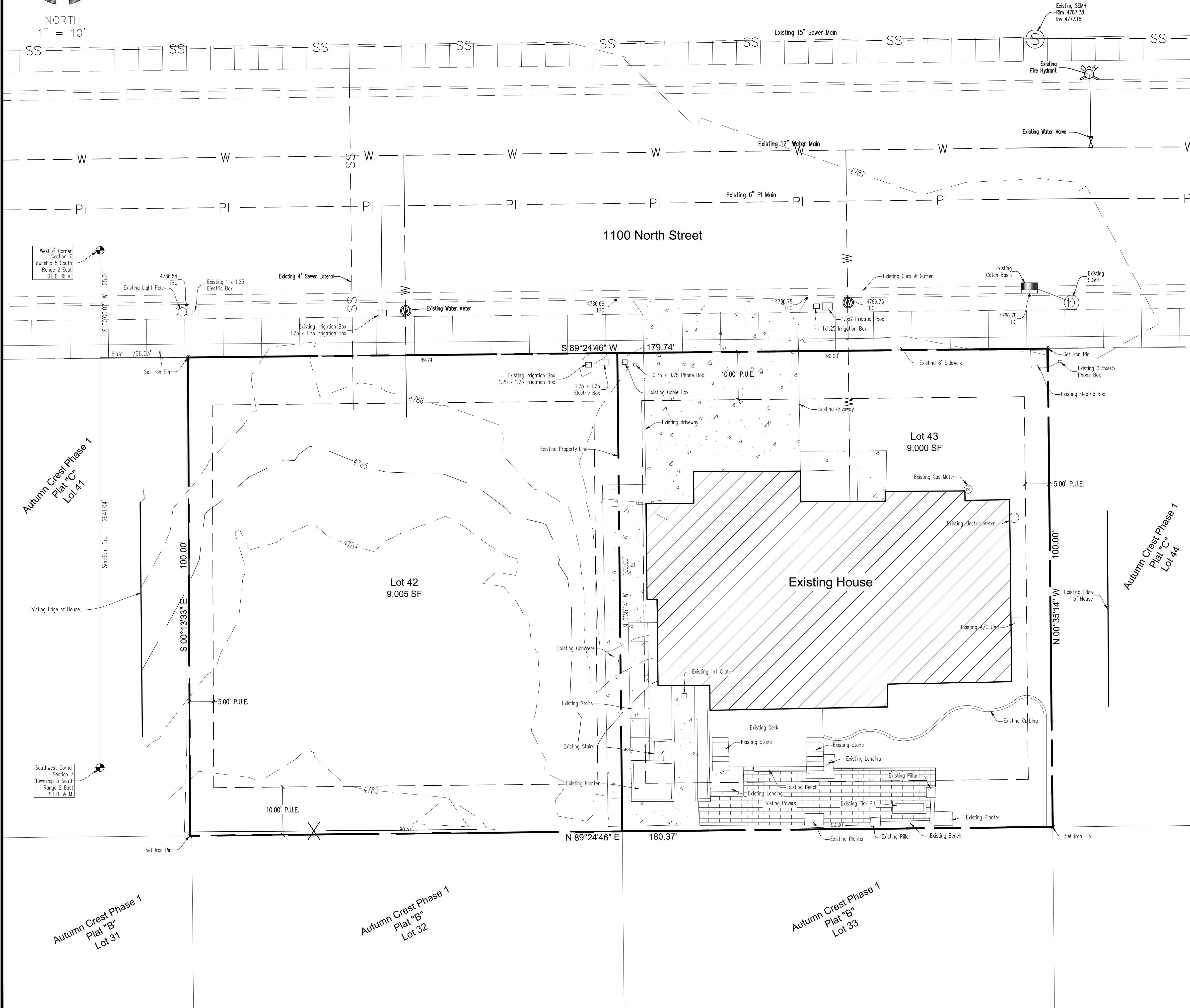
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GRAPHIC SCALE





NORTH
1" = 10'



DEED DESCRIPTION

PROPERTY 1
Lot 43, Plat "C", Autumn Crest Phase 1, a residential subdivision, according to the office plat thereof on file and of record in the Office of the Utah County Recorder, State of Utah.

PROPERTY 2
Lot 42, Plat "C", Autumn Crest Phase 1, a residential subdivision, according to the office plat thereof on file and of record in the Office of the Utah County Recorder, State of Utah.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: MARYANN RODERICK JEX aka MARYANN JEX, and FIRST NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, 16, 18, and 19 of Table A thereof.

Date of Plat or Map: February 15, 2023

Roger D. Dudley
Roger D. Dudley, PLS #147089

SURVEYOR'S NOTES

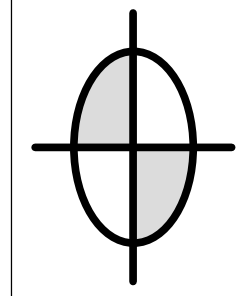
- This survey is referenced to a title commitment by First National Title Insurance Company, Commitment No. 23-JT-33 dated January 30, 2023.
- The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.
- The address of the properties are approximately 1046 East 1100 North and 1032 East 1100 North – American Fork, Utah, 84003.
- Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.
- The gross land area is 18,005 sq. ft. or 0.413 acre.
- The current zoning classification is R1-9000.
- There are no observed wetland areas on the subject site.

EXCEPTIONS

Exceptions 1 – 11. Not survey related and not shown.

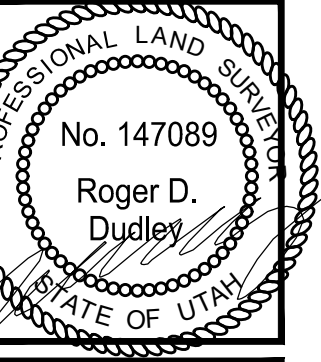
Exception 12. Public utility easements shown on recorded subdivision plat are shown as recorded.

Exceptions 13–16. Not survey related and not shown



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

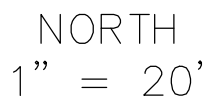
Utah
American Fork City
ALTA / NSPS Land Title Survey
Dave Jex



| |
|-----------|
| Revisions |
| |
| |
| |

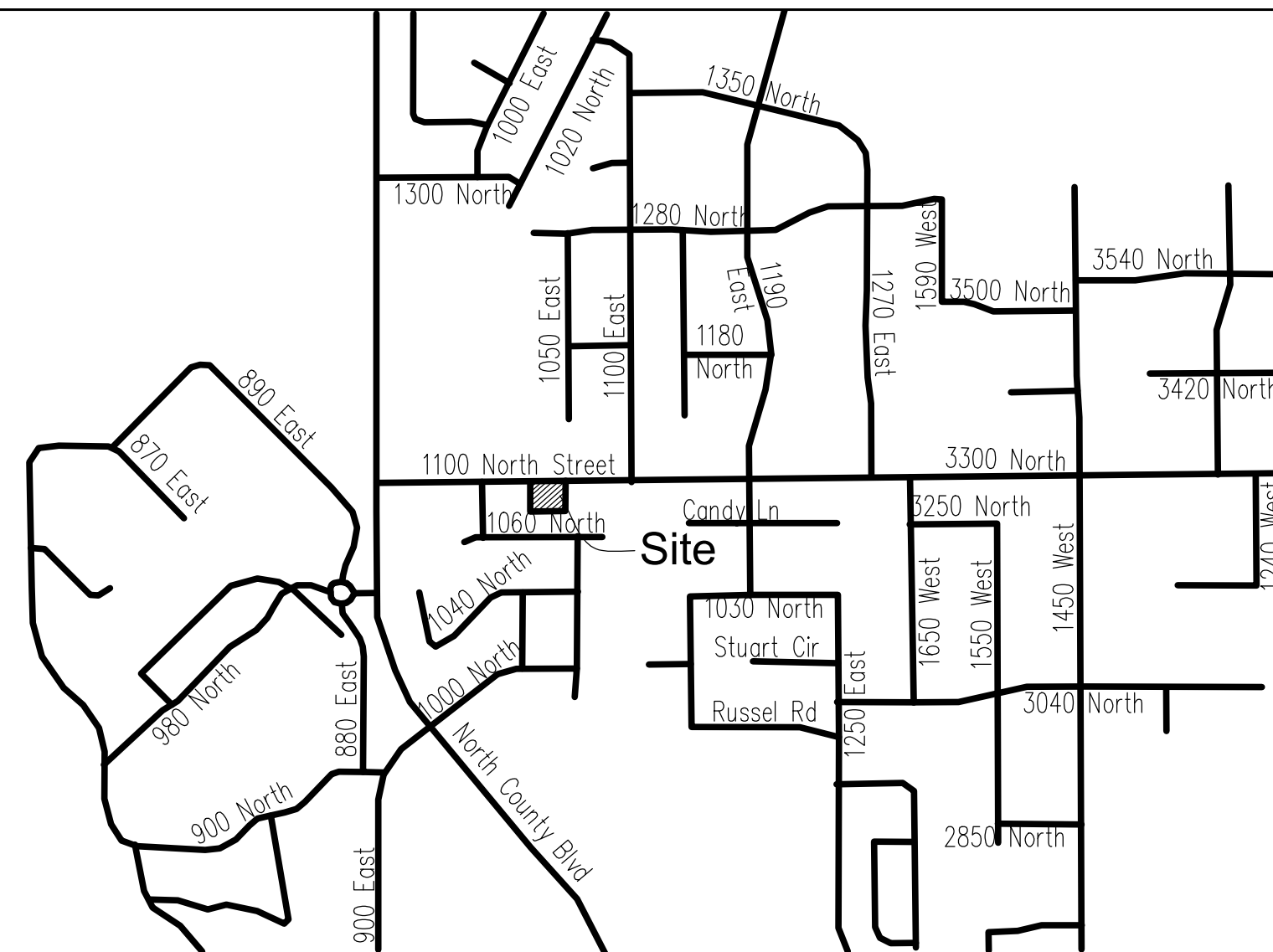
Date
2-15-2023
Scale
1"=10'
By
BHT
Tracing No.
L -

Sheet No.
C - 3



NORTH
1" = 20'

American Fork City, Utah County, Utah, Zone R1-9000



Vicinity Map

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Commencing at a point located South 00°00'07" West along the Section line 25.01 feet and East 796.03 feet from the North ¼ corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°24'46" East 179.74 feet; thence South 00°35'14" East 100.00 feet; thence South 89°24'46" West 180.37 feet; thence North 00°13'33" West 100.00 feet to the point of beginning.

AREA=18,005 sq. ft. or 0.41 acres

Basis of Bearing = South 00°00'07" West along the Section line (NAD 27)
Number of Lots = 1

Date _____

Surveyor
(See Seal Below)

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

by: _____ by: _____
Maryann Roderick Jex aka Maryann Jex

STATE OF UTAH }
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Maryann Roderick Jex aka Maryann Jex, who represented that she is the owner of the
Autumn Crest Phase 1 Plat "G" and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah) _____

My Commission Expires _____
_____ Print name of Notary

Approved this _____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this _____ day of _____, A.D. 20____.

| | |
|---------------------|---------------------|
| APPROVED _____ | _____ |
| Mayor | City Council Member |
| _____ | _____ |
| City Council Member | City Council Member |
| _____ | _____ |
| City Council Member | City Council Member |

APPROVED _____ ATTEST _____
CITY ENGINEER AMERICAN FORK CITY RECORDER

Approved this _____ day of _____, 20____, by the American Fork City Planning Commission.

 Planner

 Chairman, Planning Commission

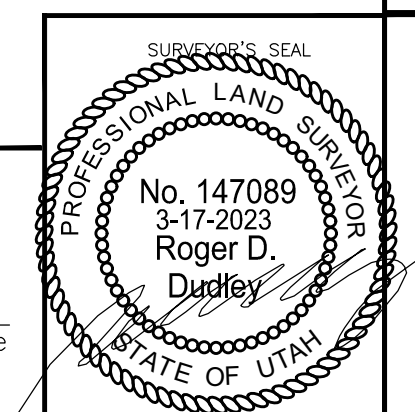
Plat " G "

Autumn Crest Phase 1

Including a vacation of Lots 42,43, Plat "C", Autumn
Crest Phase 1

American Fork City, Subdivision Utah County, Utah
Scale: 1" = 20 Feet

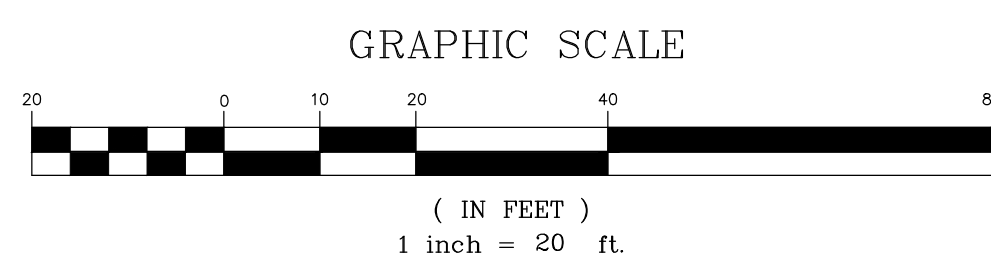
C - 4.0



CLERK-RECORDER SEAL

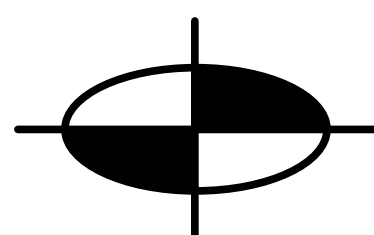
Sewer & Water Authority
AF Public Works

| | |
|----------|------|
| Approved | Date |
|----------|------|



Zone
R1-9000

Fema Flood Plane Info
Zone X
Panel # 49049C0169F
June 19, 2020



Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

1060 North Street



2650 North 180 East
Lehi, Utah 84043
P. 801-400-9784

June 2, 2023

Mr. Ben Hunter
City Engineer
American Fork City
51 East Main Street
American Fork, Utah 84003

Subject: **Geotechnical Engineering Review No. 2**
Autumn Crest Phase 1, Plat G
1046 East 1100 North
American Fork Utah
American Fork City Reference No. P-2023-00012 (717-868-431)
TG Project No. 23018

Subject Documents: Earthtec Engineering, Inc., Geotechnical Study, Autumn Crest Addition, 1048 East 1100 North, American Fork, Utah, Earthtec Project No. 230134G, prepared for Mrs. Maryann Jex, 1046 East 1100 North, American Fork, Utah 84003, dated May 11, 2023.

Review Status: **GEOTECHNICAL ENGINEERING SUBMITTAL COMPLETE**

Dear Mr. Hunter:

At your request, Taylor Geotechnical (TG) reviewed the above-referenced document prepared by Earthtec Engineering (Earthtec) in response to the following review letter by TG to American Fork City (the City):

TG, Geotechnical Engineering Review No. 1, Autumn Crest Phase 1, Plat G, 1046 East 1100 North, American Fork, Utah, American Fork City Reference No. P-2023-00012 (717-868-431), TG Project No. 23018, prepared for Mr. Ben Hunter, City Engineer, American Fork City, 51 East Main Street, American Fork, Utah 84003, dated March 1, 2023.

The March 1, 2023, TG review letter was prepared after a review of the following December 13, 2010, Earthtec document:

Earthtec Engineering, Inc., Geotechnical Study, Autumn Crest, 1000 N. Mt. Timpanogos Parkway, American Fork, Utah, Earthtec Project No. 101362, prepared for Mr. Steve Sowby, Patterson Construction, 11038 N. Highland Blvd., Highland, Utah 84003, dated December 13, 2010.

TG understands the proposed structure will be a single-story addition with slab on grade floors and an indoor pool. Basement construction is not anticipated. Structural loads for the building addition are anticipated to consist of column loads up to 20 kips and wall loads up to 4 kips per lineal foot.

Purpose of TG Review

The purpose of TG's review is to evaluate whether or not the May 11, 2023, Earthtec report adequately addressed review comments in the March 1, 2023, TG review letter and the Earthtec submittals adequately addressed geotechnical engineering parameters at the site, consistent with concerns for public health, safety, welfare, and reasonable professional standards of practice.

TG Conclusion

Based substantially in and on the reliance of the technical documentation and assurances provided by Earthtec, including their opinions and conclusions, it is TG's opinion that the May 11, 2023, Earthtec response letter adequately addressed the review comment in the March 1, 2023, TG review letter for the proposed addition and adequately addressed the geotechnical parameters for the property consistent with concerns for public health, safety, welfare, and reasonable professional standards of practice.

TG Recommendations

TG recommends the City consider the Earthtec May 11, 2023, geotechnical engineering report acceptable from a geotechnical engineering perspective.

Public Right-of-Way

No public right-of-way improvements are planned for the proposed development.

Geotechnical Report Summary for Plan Review

1. All organics, topsoil, existing fill, and other deleterious material should be removed from below proposed building and pavement areas.
2. Footings may be supported on undisturbed native soils or on properly placed and compacted structural fill extending to undisturbed native soils.
3. Footings for the structures may be designed using an allowable bearing capacity of 1,500 pounds per square foot (psf) if founded on native soils and 2,000 psf if founded on a minimum of 18 inches of structural fill extending to undisturbed native soils.
4. Strip footing should have a minimum width of 20 inches and spot footing should have a minimum width of 30 inches.
5. Footings susceptible to frost should be located at a minimum depth of 30 inches. Footings not susceptible to frost should have a minimum embedment of 18 inches.

6. Basement construction is not anticipated. However, if basement construction takes place, basement foundation walls should be designed using an equivalent fluid weight of 49 pounds per cubic foot (pcf) for static conditions and 80 pcf for seismic conditions. The same values should be used for the design of the below-grade swimming pool.
7. Additional recommendations for a perimeter foundation drain will be required from Earthtec if construction plans change and basement construction is planned for the proposed addition.
8. Seismic analysis of proposed structures at the site should be based on the following spectral response design accelerations:
 - a. $PGA_M = 0.737$;
 - b. 0.2 sec (short period) $S_{DS} = 0.1.08g$; and,
 - c. Seismic Design Category = D_2 .

The spectral response acceleration values were factored using a Site Class = D - Default.

9. A qualified geotechnical engineering firm should observe the placement of structural fill/backfill and conduct in-place field density tests on the structural fill/backfill to confirm moisture content and relative compaction is in accordance with the recommendations presented by Earthtec.
10. Prior to the placement of concrete for footings, a letter from the geotechnical engineer should be obtained that indicates the subgrade for footing and floor slab support was prepared in accordance with the geotechnical report and ready for the placement of concrete.
11. Floor slabs may be supported on undisturbed native soils or on a minimum of 12 inches of properly placed, compacted, and tested engineered fill or imported structural fill extending to undisturbed native soils. Floor slabs should be underlain by 4 inches of free-draining gravel.
12. No special cement type is required for concrete placed adjacent to native soils.
13. All import materials should be approved by Geotechnical Engineer.
14. All compaction for interior and exterior backfill adjacent to the building should be verified by the geotechnical engineer.

Closure

This letter is issued solely in response to the Consultants' evaluation of the referenced site. Comments and recommendations in this review are based on data presented in the referenced reports. Taylor Geotechnical accordingly provides no warranty that the data in the referenced reports are correct or accurate and has not performed an independent site evaluation. Comments

Geotechnical Engineering Review No. 2
Autumn Crest Phase 1, Plat G, American Fork, Utah

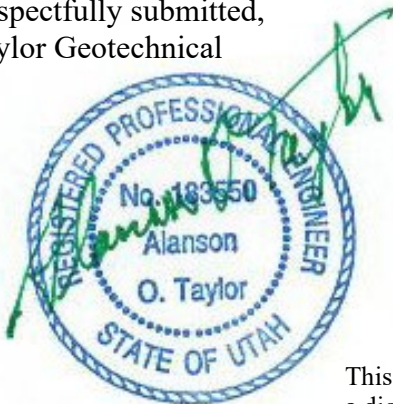
June 2, 2023
TG Project No. 23018

and recommendations presented herein are provided to aid the City in reducing risks from geotechnical hazards and to protect public health and safety.

All services performed by Taylor Geotechnical for this review were provided for the exclusive use and benefit of the City. No other person or entity is entitled to use or rely upon any of the information or reports generated by Taylor Geotechnical as a result of this review.

If you have any questions, please feel free to contact the undersigned. The opportunity to be of continued service to American Fork City is appreciated.

Respectfully submitted,
Taylor Geotechnical



This report is not valid without
a digital signature noted.

Alanson O. Taylor, P.E.
Principal

UNAPPROVED MINUTES

06.21.2023

- b. Review and action on an application for an Amended Final Plat, known as Autumn Crest Phase 1 Plat "G", located at 1046 East 1100 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.41 acres and will be in the R1-9000 zone.**

Patrick O'Brien reviewed the background information for action item letter b: The applicant has applied for an Amended Final Plat to consolidate two (2) lots of the Autumn Crest Phase 1 Plat "C" Final Plat into one single property. The two (2) lot consolidation will be turned into the Autumn Crest Phase 1 Plat "G." The property meets the current standards of the R1-9000 zones for lot requirements. The application has also met Utah State Code for getting signatures from all property owners within the Autumn Crest Phase 1 Plat "C." The Amended Final Plat meets the requirements of Utah State Code 10-9a-608, Section 17.8.216, and Section 17.8.217. Staff recommends approving the application.

Ms. Peay inquired about the replating of easements. Mr. Burr explained that there was an easement in the middle that needed to be vacated, while Mr. O'Brien clarified that existing easements were already present on the outer perimeter. Therefore, only the adjoining property line would be vacated, while the easements along the perimeter would remain. Ms. Peay further questioned if there were any existing easements or utilities on that adjoining line, to which Mr. O'Brien responded that to their knowledge, there were none.

Mr. Frandsen inquired about the possibility of taking action on the vacation of the easement. Mr. O'Brien clarified that such decisions were within the purview of the city council, as they have the authority to approve easement vacations. The matter does not fall under the jurisdiction of the Planning Commission.

Mr. David Jex explained that his parents purchased the land a couple of years ago with the intention of installing a pool. However, due to the current size of the property they own, they were unable to do so. The additional land was acquired specifically for the purpose of constructing a pool on the property.

Rodney Martin moved to recommend approval for the proposed Amended Final Plat, located at 1046 East 1100 North, American Fork City, UT 84003, in the Residential (R1-9000) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

UNAPPROVED MINUTES

06.21.2023

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |
| Bruce Frandsen | AYE |

The motion passed

- c. Review and action on an application for a Commercial Site Plan, known as Lakeshore Landing Amenities, located at 900 West 695 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.22 acres and will be in the Planned Residential (PR-3.0) Zone.**

Patrick O'Brien reviewed the background of action item letter c: The applicant has applied for a Commercial Site Plan to develop amenities for the HOA community living near the area. The project looks to develop a swimming pool, playground, basketball court, and tennis court to be enjoyed by the community members. The Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends approving the application and the Planning Commission is the approving body for this item.

Ms. Peay inquired about any potential problems or issues related to the entrance and exit of the area. Mr. Burr, though not directly involved in the review process, stated that it appears to be straightforward without any obstructions that could affect sight triangles. Mr. O'Brien confirmed that the 26-foot width meets the required standards set by the fire marshal, fire code, and engineering regulations. Ms. Peay then asked about the fence surrounding the pickleball courts and its potential impact on the roadway. Mr. Burr indicated that the site triangles would begin approximately 10 feet behind the sidewalk, and the design should ensure sufficient clearance from the pickleball court when extending onto 900 West. Mr. O'Brien mentioned that landscaping is in place up to the specified dashed line and also included trail area. In response to Ms. Peay's concern regarding fire department approval and the need for a turnaround, Mr. O'Brien explained that the length requirements are met, and the amenity building is expected to be sprinklered as a commercial structure. Any further considerations can be addressed during the building department stage.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 11, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.

SUMMARY RECOMMENDATION Planning Commission recommended approval.

BACKGROUND This is a Staff initiated Code Text Amendment to amend Section 17.6.112 (C)(k)(4), of the American Fork City Municipal Code. The proposed amendment looks to amend the Cell Tower Overlay Zone Map defines areas of the city where 80-foot-high monopole towers are permitted. The typical city standard is 60-foot-high except for in the cell tower overlay zone. The map was not present in the code, so it was created as defined in the code section.

AFC Code Section 17.6.112(C)(k)(4): Monopole overlay zone authorized-Maximum height allowed within a designated cell tower overlay zone-Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty feet, whichever is less. In addition, the design of the monopole shall utilize a stealth design resembling trees or other natural condition which is acceptable to the city.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized-Maximum height allowed within a designated cell tower overlay zone-Other condition, with instructions to the City Recorder to withhold publication of the ordinance subject to any conditions found in the public record of the June 21st, 2023, Planning Commission meeting.

Move to deny the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized-Maximum height allowed within a designated cell tower overlay zone-Other condition.

Move to table action for the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized-Maximum height allowed within a designated cell tower overlay zone-Other condition, and instruct staff to.....

SUPPORTING DOCUMENTS

Monopole Overlay Ordinance(DOCX)

Monopole - 06.21.2023 UNAPPROVED PC Meeting Minutes (PDF)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.6.112 (C)(1)(k)(4) OF THE AMERICAN FORK CITY CODE RELATED TO MONOPOLE OVERLAY ZONE.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork; and

WHEREAS, pursuant to Utah Code 63G-30-101, a municipality may designate by municipal ordinance An overlay zone for monopole structures; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to specify specific locations for monopole structures.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

1. Section 17.6.112(C)(1)(k)(4) read as follows:

Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty feet, whichever is less. In addition, the design of the monopole shall utilize a stealth design resembling trees or other natural condition which is acceptable to the city.



Figure 1: Monopole Overlay Zone

PART II

Penalty and Adoption

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is

adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS ____ DAY OF _____, 2023.

AMERICAN FORK CITY

BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER

Attachment: Monopole Overlay Ordinance (Monopole Overlay Zone - CTA)

UNAPPROVED MINUTES

06.21.2023

No Comments

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

| | |
|---------------------------|------------|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |

The motion passed

- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.**

George Schade reviewed the background information for public hearing item letter c: This is a Staff initiated Code Text Amendment to amend Section 17.6.112 (C)(k)(4), of the American Fork City Municipal Code. The proposed amendment looks to amend the Cell Tower Overlay Zone Map defines areas of the city where 80-foot-high monopole towers are permitted. The typical city standard is 60-foot-high except for in the cell tower overlay zone. The map was not present in the code, so it was created as defined in the code section.

AFC Code Section 17.6.112(C)(k)(4): Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty

UNAPPROVED MINUTES

06.21.2023

feet, whichever is less. In addition, the design of the monopole shall utilize a stealth design resembling trees or other natural conditions which is acceptable to the city.

Mr. Bruce Frandsen joined the meeting.

Mr. Schade noted that this particular provision has been a longstanding component of the municipal code. An overlay map was originally intended to be included, permitting the construction of up to an 80-foot tower in specific designated areas. However, Mr. Schade was unable to locate this map within the existing code. Because of this, he collaborated with the city's Geographical Information System (GIS) team to develop a new overlay map.

The need for such an overlay map was first raised in relation to the Art Dye Park vicinity, which currently has multiple cell towers. Given the circumstances in that area, an 80-foot tower was deemed necessary to optimize connectivity. Furthermore, an opportunity arose with AT&T to address the subpar signal quality at The Meadows. The city is still navigating the process and believes that an 80-foot tower is crucial in this location. Mr. Schade's intention is to accommodate three different service providers on the same pole, which would generate revenue for the city. He anticipates that this addition would significantly enhance the area and create a lucrative revenue stream by attracting all three primary service providers. Mr. Schade acknowledged that the project is still a work in progress and stated that he is pleased with the progress made in reaching a final resolution.

Ms. Peay sought clarification regarding the coverage area indicated on the map and if it showed distance requirements. Mr. O'Brien noted that while the map depicts most of Art Dye Park, it must still adhere to all the necessary 650 feet distance requirements from residential zones. Additionally, Mr. Schade noted that no poles can be situated within a half-mile proximity of each other in a monopole system. This strategic positioning would enable the installation of all three service providers on a single pole versus three separate poles, effectively avoiding the aforementioned potential issue of spacing requirements.

Chairwoman Anderson inquired about the presence of monopoles in the Meadows area. Mr. Schade responded by stating that there used to be a pole located across the freeway, but it has since been abandoned.

Chairwoman Anderson then brought attention to a line in the code regarding the design of monopoles, which specifies the use of a stealth design resembling trees or other natural conditions, subject to the city's approval. She asked about the plans in this regard. Mr. Schade explained that thus far, the installations in similar areas have consisted of conventional monopoles. However, he noted that the design consideration may vary based on the specific location, as in this case, where the proposed monopole would be situated within the wetland area.

UNAPPROVED MINUTES

06.21.2023

He also mentioned that he has not encountered any tree-resembling poles in American Fork, indicating that the reference to such designs might pertain to an outdated section of the code.

Ms. Peay raised a question regarding whether the proposed poles would be electronic or solid in nature. Mr. Schade clarified that they would be solid cell towers. He further explained that the requirement for an 80-foot height is essential to accommodate all three service providers on a single pole. Without the 80-foot height allowance, AT&T expressed their intention to withdraw from the project.

Mr. Van Ekelenberg added that there is a requirement for a 10-foot spacing between the providers' antennas on the pole, ensuring proper functioning and allocation of space.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwoman Anderson acknowledged Mr. Frandsen's presence, stating that he had officially become a voting member of the Commission.

Jenny Peay moved to recommend approval for the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition, and providing an effective date for the ordinance.

Chris Christiansen seconded the motion.

Voting was as follows:

| | |
|--------------------|-----|
| Christine Anderson | AYE |
| Chris Christiansen | AYE |
| Rodney Martin | AYE |
| Jenny Peay | AYE |
| Bruce Frandsen | AYE |

The motion passed

ACTION ITEMS



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 11, 2023**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving an interlocal cooperative agreement with Utah County for substance misuse prevention services and Communities that Care prevention model.

SUMMARY RECOMMENDATION

Staff would recommend approval of the interlocal agreement.

BACKGROUND

Communities that Care is a data-driven community prevention program to address violence, alcohol, drug and tobacco related problems, primarily for the youth. It has been proven successful in several communities in Utah and Nationwide.

This interlocal agreement is a renewal of the Communities that Care interlocal agreement that has been approved by the City Council every year since 2019.

BUDGET IMPACT

See interlocal agreement.

SUGGESTED MOTION

I move to approve the resolution authorizing the mayor to sign the interlocal agreement with Utah County for substance misuse prevention services and the Communities that Care prevention model.

SUPPORTING DOCUMENTS

07.11.23 - Communities that Care 2023 Resolution (DOCX)
Agreement 2023 - 658 (PDF)

RESOLUTION NO. 2023-07-__R

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT (AGREEMENT NO. 2023-658) BETWEEN UTAH COUNTY AND AMERICAN FORK CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNITIES THAT CARE PREVENTION MODEL.

WHEREAS, pursuant to the provisions of the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-101. et seq., 1953 as amended, public agencies, including political subdivisions of the State of Utah as defined therein, may enter into agreements with one another for joint or cooperative action and may also contract with each other to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the City Council of American Fork, Utah, has determined that it is in the public interest and welfare of residents of American Fork City that American Fork engage in an interlocal cooperation agreement and amendment between American Fork City and Utah County for the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Model.

NOW, THEREFORE, be it resolved by the City Council of American Fork, Utah, that the interlocal agreement (Agreement No. 2023-658) between American Fork City and Utah County concerning the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Mode, is hereby accepted and approved by the City Council of American Fork, Utah, and the Mayor is authorized to execute and the City Recorder to attest to the execution of said amendment for and on behalf of American Fork City.

This resolution shall take effect immediately upon its approval and adoption by the City Council of American Fork, Utah.

Approved and adopted the 11th day of July 2023.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, Recorder

Attachment: 07.11.23 - Communities that Care 2023 Resolution (Communities that Care Interlocal Agreement - 2023)

Agreement No. 2023 - 658**INTERLOCAL COOPERATION AGREEMENT WITH AMERICAN FORK CITY FOR
SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNITIES THAT CARE
PREVENTION MODEL**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, by and through the Utah County Health Department, (UCHD) 100 East Center Street, Provo, Utah 84601 and the municipality of American Fork City, 51 East Main Street, American Fork Utah, 84003, municipal corporation and a political subdivision of the State of Utah.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, Utah County and American Fork City, within Utah County, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint or cooperative action.

NOW THEREFORE, in consideration of the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Effective Date; Duration.

This Agreement shall become effective July 1, 2023 and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution hereof by a majority of the governing bodies of all of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from July 1, 2023 hereof until June 30, 2024. This Interlocal Cooperation Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office, and the American Fork City Attorney. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. Administration of Interlocal Cooperation Agreement.

The parties to this Agreement do not contemplate nor intend to establish an Interlocal entity under the terms of this Interlocal Cooperation Agreement. The parties do agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, that Utah County shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties.

Section 3. Purposes

This Interlocal Cooperation Agreement is established for the following purposes:

- a. To coordinate with American Fork City to employ a part-time (up to 20 hours per week, 52 weeks per year) Communities that Care (CTC) Coordinator and provide technical support to establish and maintain the CTC prevention model within the community.
- b. To provide funding to American Fork City to employ a CTC coordinator as

follows: To provide funding to American Fork City to continue to build capacity within CTC coalition: Utah County will provide American Fork City thirteen thousand dollars (\$13,000) for the CTC Coordinator position/costs and five thousand (\$5,000) for coalition capacity building for the period of July 1, 2023 through June 30, 2024.

- c. To establish and maintain the Communities that Care system within American Fork City and to work with Utah County Health Department to ensure the CTC model is being implemented with fidelity through the five phases of CTC (<http://www.communitiesthatcare.net/>).
- d. To reduce youth problem behaviors as found in the Hawkins and Catalano Risk and Protective Factor Model.

Section 4. Manner of Financing.

This Interlocal Cooperation Agreement and the joint, cooperative actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Interlocal Cooperation Agreement. The funds provided are primarily to be used for:

- 1. CTC coordinator position costs/salary.
- 2. Trainings associated with coalition coordinator and coalition members for approved travel costs.
- 3. Any additional prevention activities as described in the CTC model or community action plan pending approval from UCHD.

Section 5. Coalition Capacity Building Funding

The funds appropriated for coalition capacity building can be used for the following:

- 1. CTC coalition training costs directly related to benchmarks and action plans.
 - a. CTC module trainings
 - b. State CTC trainings
 - c. Food/mileage/supplies

2. Travel/Training, including but not limited to Principles of Prevention, CADCA and/or National Prevention Network Conference for coordinator and coalition members
 - a. Mileage, airfare, per diem, registration, lodging and transportation
3. Town hall/community education events
 - a. Advertising, food and recognition awards, coalition needs
4. Workgroup activities
 - a. Evaluation contract
 - b. Data collection
 - c. Meeting costs
5. Minor equipment under \$600.00

Section 6. Interlocal Requirements

1. CTC Coordinator will attend and complete Substance Abuse Prevention Specialist Training (SAPST) within the first six months of hire.
2. CTC Coordinator will attend state/county CTC trainings as prioritized by UCHD and Coordinator.
3. Incorporate CTC benchmarks and phases as foundation of fidelity.
4. Complete and provide coalition agendas and minutes for all board and workgroup meetings.
5. Develop and use by-laws and organizational structure to direct coalition.
6. Coordinator will record all completed prevention activities in the DUGS data system within seven days of service.
7. Billings and claims for covered services must be submitted by the **20th of each month**. Billings and claims received by the 20th must reflect requested reimbursements for the previous month (ex. January reimbursements must be submitted by February 20th). **Due to budget cycles, late billings will not be reimbursed.**
8. A bi-annual narrative report (1 page) identifying completed benchmarks and current status of action plan due December 31, 2023 and June 30, 2024.

Section 7. Property Used in Joint and Cooperative Undertaking.

There will be no real or personal property acquired, held, and used pursuant to this Interlocal Cooperation Agreement.

Section 8. Methods of Termination.

This Interlocal Cooperative Agreement shall automatically terminate at the end of its term herein pursuant to the parameters of Section 1 of this Agreement. The parties to this Agreement may also withdraw from participation herein by giving at least thirty days' notice to each of the other party to this Agreement. Any notice of termination or notice of withdrawal shall be served upon each of the parties to this Agreement.

Section 9. Indemnification.

Both parties are governmental entities subject to the Governmental Immunity Act of Utah, Utah Code Ann., Section 63G-7-101, et seq., as amended. By entering into this Agreement, neither party waives by this Agreement any defenses or limits of liability available under the Governmental Immunity Act of Utah, or any other applicable federal, state, or common law. Nothing in this Agreement shall be construed as an assumption of any duty for the benefit of any third-party. Subject to, and without waiving any immunities under applicable federal, state, or common law, including those described above, each party shall assume and retain liability and responsibility for the claims, losses, damages, injuries, or other liabilities arising out of the acts, omissions, or negligence of its own officers, employees, agents, and contractors in an amount not to exceed the damage limits in Utah Code Ann., Section 63G-7-604, as amended.

Section 10. Filing of Interlocal Cooperation Agreement.

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County, and with the official keeper of American Fork City records and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 11. Adoption Requirements.

This Interlocal Cooperation Agreement shall be (a) approved by the executive body or officer of each of the parties, (b) executed by a duly authorized official of each of the parties, (c)

submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 12. Amendments.

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by a resolution of the legislative body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 13. Severability.

If any term or provision of this Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 14. Governing Law.

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 15. Committees.

The parties may establish from time to time such committees as shall be deemed

appropriate and necessary.

Section 16. Headings.

Section headings are for convenience of reference only and shall not be considered any interpretation of the Interlocal Cooperation Agreement.

Section 17. Entire Agreement.

This Interlocal Cooperation Agreement contains the entire agreement of the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties to it.

Section 18. Execution by Counterparts.

This Interlocal Cooperation Agreement may be executed in counterparts. The original of each executed Agreement shall be filed with Utah County.

Section 19. Sub-recipient Requirements.

By virtue of terms and conditions of the Federal Substance Abuse Prevention and Treatment block grant that funds the services purchased through this Agreement, American Fork City becomes a sub-recipient of the federal grant.

CFDA #: 93.959

As American Fork City is a Sub-recipient of the grant monies, and as such, shall have no authorization, express or implied, to bind Utah County to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the County, except as herein expressly set forth. The Sub-recipient shall be responsible for the payment of all income tax and social security amounts due as a result of payments received from the County for these contract services. Persons employed by the County and acting under the direction of the County shall not be deemed to be employees or agents of American Fork City.

- a) All American Fork City records with respect to any matters covered by this Agreement shall be made available to the County, OSUMH and the Comptroller General of the United States or any of their authorized representatives.
- b) Failure of the city to comply with the above requirements will constitute a violation of this Agreement and may result in the withholding of future payments.
- c) In accordance with OMB Circular A-133, *Audits of State, Local Governments and Non-Profit Organizations*, state and local governments or non-profit organizations that expend \$500,000 or more in total federal financial assistance (from all sources) in the recipient's fiscal year shall have a Single Audit completed.
- d) All Sub-recipient's, regardless of Single Audit eligibility, will make all pertinent financial records available for review, monitoring or audit, in a timely manner to appropriate officials of the federal granting agency, Utah County, any pass-thru entity and/or the General Accounting Office.

Nothing contained in this Agreement is intended to, nor shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Sub-recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The County and program administrator shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Sub-recipient is an independent contractor.

[Signatures on following page]

WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation

Agreement on the dates listed below:

Utah County Authorized by Resolution No. 2023-657, authorized and passed on the
21st day of June 2023.

American Fork City Authorized by Resolution No. _____, authorized and passed
on the _____ day of _____ 2023.

APPROVED AND ADOPTED this 21st day of June 2023.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

DocuSigned by:

DocuSigned by:

By: _____

Amelia Powers Gardner, Chair
6/28/2023
C661D959701D40E



ATTEST:
AARON R. DAVIDSON
Utah County Auditor

American Fork City

DocuSigned by:
By: Alice Black 6/29/2023
2937075D91C74DB...
Deputy Date

By: _____
Mayor Date

APPROVED AS TO FORM:
JEFFREY S. GRAY
Utah County Attorney

DocuSigned by:
By: Zachary Bunde 6/28/2023
1467956E87AAE8...
Deputy County Attorney Date

By: _____
American Fork City Recorder Date

APPROVED AS TO FORM:

By: _____
American Fork City Attorney Date

Attachment: Agreement 2023 - 658 (Communities that Care Interlocal Agreement - 2023)